



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: (SE-24-00034) Public Works Reecer Creek

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: December 12, 2024

I certify that the following documentation:

- Notice of Application for Public Works Reecer Creek SEPA Checklist

has been mailed and/or emailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Bradley Gasawski
Planner I
County of Kittitas
State of Washington

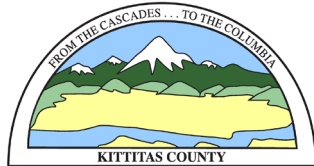
Subscribed and sworn to before me this 12th day of December, 2024



Steph Mifflin
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires:

12-23-25



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

NOTICE OF APPLICATION

Notice of Application: December 12, 2024
Application Received: November 6, 2024
Deemed Complete: December 10, 2024

Project Name (File Number): Public Works Reecer Creek (SE-24-00034)

Applicant: Arden Thomas, Kittitas County Public Works

Location: The subject properties legal descriptions is the portion of the SW1/4 SE1/4 of Section 28, T. 18 N., R. 18 E. WM. lying southwesterly of the Burlington Northern Railroad right-of-way, and that portion of the NW1/4SE1/4 of said section describes as follows: Commencing at the southwest corner of said NW1/4 SE1/4 thence east 300 feet, more or less, to the point of beginning; thence east 850 feet, more or less, to the Burlington Northern Railroad right-of-way; thence northwesterly 1,030 feet, more or less, along said right-of-way; thence southwesterly 720 feet, more or less, to the point of beginning; and that portion of the SW1/4 SW1/4 of said section lying east of Desmond Rd in Kittitas County.

Proposal: Arden Thomas is proposing a change that would (1) fallow up to 56 acres and (2) transfer the consumptive use portion of the water right to instream flow and mitigation for enrollment in the State's Trust Water Right Program (TWRP). Once the water right is in the TWRP, the Applicant will make the water available through market re-allocation to mitigate out of priority water use. This water right could be allocated through the County's existing mitigation bank or potentially be allocated to an existing Group A Water System through the Kittitas County bank.

Materials Available for Review: The complete SEPA Checklist and application file may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926 during regular business hours. The file can also be viewed online at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> navigating to "State Environmental Policy Act (SEPA)," then to the application number "SE-24-00034 Public Works Reecer Creek".

Written Comments from the public may be submitted to the Kittitas County Community Development Services no later than **December 27, 2024, at 5:00 p.m.**, after which a SEPA threshold determination will be issued pursuant to 43.21C RCW (State Environmental Policy Act). A Determination of Non-Significance is expected to be issued using the Optional DNS Process under WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. A copy of this subsequent threshold determination will be available to the public upon request.

Required Permits: SEPA

Designated Permit Coordinator (staff contact): Bradley Gasawski (509) 962-7539; email at bradley.gasawski@co.kittitas.wa.us.

Bradley Gasawski

From: Bradley Gasawski
Sent: Thursday, December 12, 2024 8:46 AM
To: Dan Young; Marvin Douvier (SH); Kim Dawson; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik; Laura Kukes; Public Health Inspectors; Lisa Lawrence; Patti Stacey; Kelee Hodges; Candie Leader; Tate Mahre; Jackie Sharp; Samantha Cox; Josh Fredrickson; Rebecca Cruse (PW); Cameron Curtis; Jeremy Larson; Steph Mifflin; Haley Mercer; Christy Garcia; ken.edwards@kittitaspud.com; THastings@snopass.org; sepa@dahp.wa.gov; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; connor.armi.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; russell.mau@doh.wa.gov; brietta.carter@doh.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; crosepa@ecy.wa.gov; rand461@ECY.WA.GOV; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Cassandra.Weekes@dfw.wa.gov; Emily.Grabowsky@dfw.wa.gov; Michael.Ritter@dfw.wa.gov; Michelle.Huppert@dfw.wa.gov; solarandwind@dfw.wa.gov; rivers@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; Amanda.Moody@dnr.wa.gov; lhendrix@usbr.gov; ken.graham@parks.wa.gov; John.Ernster@parks.wa.gov; rachel.mazzacavallo@parks.wa.gov; Real.Estate@parks.wa.gov; kimberly.larned@usda.gov; Deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; vlconnell@bpa.gov; dxrogers@bpa.gov; rightofway@pse.com; Dylan.Marcus@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; snutt@kvnews.com; legals@kvnews.com; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; Rich Elliott; eburgwater1885@gmail.com; kim.snider@esd401.org; leslee.caul@esd401.org; angela.garrettgordon@esd401.org; carol.chrisman@esd401.org; traci.russell@esd401.org; yusid@ci.ellensburg.wa.us; pubworks@ci.ellensburg.wa.us; comdev@ci.ellensburg.wa.us; energyservices@ci.ellensburg.wa.us; jonesc@ci.ellensburg.wa.us; johnstonj@ci.ellensburg.wa.us
Cc: Jamey Ayling; Bradley Gasawski; Zach Torrance-Smith
Subject: SE-24-00034 Public Works Reecer Creek - Notice of Application

Good Morning,

CDS is requesting comment on the following SEPA checklist: SE-24-00034 Public Works Reecer Creek. Links to the file materials can be found below. The comment period will end **December 27, 2024, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date. Please let me know if you have any issues accessing the materials.

Internal Link: [SE-24-00034 Public Works Reecer Creek](#)

External Link: [SE-24-00034 Public Works Reecer Creek](#)

If the links above do not work, please go to the CDS website at:

<https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to "State Environmental Policy Act (SEPA)" and then the project file number "SE-24-00034 Public Works Reecer Creek".

Best,
Bradley

Bradley Gasawski | Planner I

Kittitas County Community Development Services | 411 N. Ruby St; Suite 2 | Ellensburg, WA 98926

Office: 509.962.7539

Email: bradley.gasawski@co.kittitas.wa.us

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message id: 38eb45916c6dcdbdac24bb8719d004a14

State & Federal Agencies	WA State Department of Health	russell.mau@doh.wa.gov	
	Department of Ecology	brietta.carter@doh.wa.gov	(Add this and SPUD (below) only if in Snoqualmie Pass Area)
		tebu461@ecy.wa.gov	
		lowh461@ECY.WA.GOV	
		FormerOrchards@ecy.wa.gov	
		wendy.neet@ecy.wa.gov	
		crosepa@ecy.wa.gov	
		rand461@ECY.WA.GOV	
	WA Dept. Fish and Wildlife	Scott.Downes@dfw.wa.gov	
		Jennifer.Nelson@dfw.wa.gov	
	WDFW - Solar & Wind Projects	Cassandra.Weekes@dfw.wa.gov	
		Emily.Grabowsky@dfw.wa.gov	
		Michael.Ritter@dfw.wa.gov	
		Michelle.Huppert@dfw.wa.gov	
		solarandwind@dfw.wa.gov	
	WA Dept. of Natural Resources	rivers@dnr.wa.gov	
		luke.warthen@dnr.wa.gov	
		SEPACENTER@dnr.wa.gov	
		MARTIN.MAUNEY@dnr.wa.gov	
		Amanda.Moody@dnr.wa.gov	
	Bureau of Reclamation 1917 Marsh Road Yakima, WA 98901	lhendrix@usbr.gov	(mailed)
	Washington State Parks PO Box 42650 Olympia, WA 98504-2650	ken.graham@parks.wa.gov	(mailed)
		John.Ernster@parks.wa.gov	
		rachel.mazzacavallo@parks.wa.gov	
		Real.Estate@parks.wa.gov	
	Bureau of Land Management 915 N. Walla Wall Wenatchee, WA 98801		(mailed)
			(mailed)
	Forest Service	kimberly.larned@usda.gov	
	Army Corps of Engineers	Deborah.i.knaub@usace.army.mil	
		Jenae.N.Churchill@usace.army.mil	
	Washington State DOT	Jacob.Prilucik@wsdot.wa.gov	

		SCPlanning@wsdot.wa.gov AviationLandUse@wsdot.wa.gov
Additional Contacts	Bonneville Power Administration Puget Sound Energy James E Brooks Library Brookside Consulting - Allison Kimball Northern Kittitas County Tribune Daily Record Northwest Training Range Complex Yakima Training Center Kittitas Valley Healthcare Attn: CEO 603 S. Chestnut Street Ellensburg, WA 98926	CMOlcese@bpa.gov vlconnell@bpa.gov dxrogers@bpa.gov rightofway@pse.com Dylan.Marcus@pse.com jorgenja@cwu.edu nelmsk@cwu.edu brooksideconsulting@gmail.com tribune@nkctribune.com terry@nkctribune.com snutt@kvnews.com legals@kvnews.com Kimberly.peacher@navy.mil Robert.d.bright10.civ@army.mil mark.a.gradwohl.civ@mail.mil (mailed)
Fire District (Paste from List)	Kittitas Valley Fire & Rescue (District 2) 2020 Vantage Highway Ellensburg, WA 98926 DNR (Southeast Region) 713 Bowers Road Ellensburg, WA 98926	elliotttr@kvfr.org
Irrigation District Options	Ellensburg Water Co.	eburgwater1885@gmail.com
School District (Paste from list)	Ellensburg School District 401	kim.snider@esd401.org leslee.caul@esd401.org angela.garrettgordon@esd401.org carol.chrisman@esd401.org traci.russell@esd401.org

Neighboring City (if applicable)	City of Ellensburg yusid@ci.ellensburg.wa.us pubworks@ci.ellensburg.wa.us comdev@ci.ellensburg.wa.us energyservices@ci.ellensburg.wa.us jonesc@ci.ellensburg.wa.us johnstonj@ci.ellensburg.wa.us

MEETING PLACE LLC PO BOX 1080 MERCER ISLAND, WA 98040-1080	S & S DOLARWAY LLC 2950 KILLMORE RD ELLENSBURG, WA 98926	CITY OF ELLENSBURG 501 N ANDERSON ST ELLENSBURG, WA 98926-3147
ANDERSON, RONALD T & ROBIN L 1501 N POTT RD ELLENSBURG, WA 98926-8806	D&N DEVELOPMENT LLC PO BOX 926 ELLENSBURG, WA 98926-1924	KITTITAS CO HOSPITAL 1 603 S CHESTNUT ST ELLENSBURG, WA 98926-3875
CASCADE VIEW INC 3191 KELLMORE RD ELLENSBURG, WA 98926	EAST RETINA REAL ESTATE LLC 22232 17TH AVE SE SUITE 308 BOTHELL, WA 98021	CALAWAY TRADING INC PO BOX 1142 ELLENSBURG, WA 98926-1901
SUN LAKES PROPERTIES LLC 1206 N DOLARWAY STE 206 ELLENSBURG, WA 98926	MTA HOLDINGS LLC PO BOX 99 ELLENSBURG, WA 98926-1909	TATE, BARBARA JEAN 2218 DRY CREEK RD ELLENSBURG, WA 98926-9446
MCDONALD, JAY & SAMANTHA 2305 N CREEKSEDGE WAY ELLENSBURG, WA 98926-2341	VALLEY VISION ASSOC 2201 DOLARWAY RD ELLENSBURG, WA 98926	WINCO FOODS LLC 650 N ARMSTRONG PL BOISE, ID 83704-0825
CALAWAY PROPERTIES LLC PO BOX 1269 ELLENSBURG, WA 98926-1903	PAUTZKE BAIT CO INC PO BOX 36 ELLENSBURG, WA 98926-1909	CENTRAL WASHINGTON LAND GROUP LLC 29826 SE ISSAQUAH-FALL CITY RD FALL CITY, WA 98024
JONES, GARY DALE TRUST & PO BOX 3306 BELLEVUE, WA 98009-3306	WALES, RYAN D & BROOKE R PO BOX 445 ELLENSBURG, WA 98926-1914	APD LODGING LLC 1390 N DOLARWAY RD ELLENSBURG, WA 98926-9362
KIDDER, DENNIS G 11997 THORP PRAIRIE RD CLE ELUM, WA 98922-8914	FRANCIS, DONALD L & TINA M 2110 DRY CREEK RD ELLENSBURG, WA 98926	,
TAJ LLC 902 N ENTERPRISE WAY ELLENSBURG, WA 98926-8233	QUINN, STERLING D & RACHEL A 2311 N CREEKSEDGE WAY ELLENSBURG, WA 98926	PEREZ, ROSALVA CUEVAS 600 S RUBY ST TRLR 7 ELLENSBURG, WA 98926-3772
SINGER, GREGORY E & SARA A 2340 E 3RD AVE ELLENSBURG, WA 98926-8175	JENSEN, GINGER A 2008 DRY CREEK RD ELLENSBURG, WA 98926	SORTIS INCOME FUND REIT INC 240 SE 2ND AVE STE 200 PORTLAND, OR 97214

M&B DOLARWAY LLC
208 W 9TH AVE STE 5
ELLENSBURG, WA 98926-2480

ROLMOR LLC
2560 E 3RD AVE
ELLENSBURG, WA 98926-8144

PAUTZKE BAIT CO. INC.
1504 HIGHWAY 97
ELLENSBURG, WA 98926

DHIMAN CORP
1608 HWY 97
ELLENSBURG, WA 98926-8382

WALLIN, KURT & MIRANDA
2307 CREEKSEDGE WAY
ELLENSBURG, WA 98926

WEST ELLENSBURG INTERCHANGE
LLC
110 W 6TH AVE PMB 212
ELLENSBURG, WA 98926-3106

RIVERA, ANTHONY & CAROLINE
2309 N CREEKSEDGE WAY
ELLENSBURG, WA 98926

CONFEDERATED TRIBES AND BANDS
PO BOX 1158
TOPPENISH, WA 98948-0137

KITTITAS COUNTY CONSERVATION
DISTRICT
2211 W DOLARWAY RD STE 4
ELLENSBURG, WA 98926-8227

KITTITAS CO (SOLID WASTE)
925 INDUSTRIAL WAY
ELLENSBURG, WA 98926

RBS ELLENSBURG PROPERTIES LLC
2401 W DOLARWAY RD
ELLENSBURG, WA 98926-9309

RODEO CITY INVESTMENTS LLC
41 BYNUM RD
ELLENSBURG, WA 98926

2309DW LLC
PO BOX 1015
ROSLYN, WA 98941-1015

SOLAR DOLAR LLC
1410 W DOLARWAY ROAD STE 301
ELLENSBURG, WA 98926

LOVES TRAVEL STOPS & COUNTRY
STORES INC
PO BOX 5256
OAK BROOK, IL 60522-5256

BNSF RAILWAY COMPANY
PO BOX 961089
FORT WORTH, TX 76161-0089

MORRIS, ROBERT T JR & WENDY L
161 CRUSOE LANE
ELLENSBURG, WA 98926-8092

ARNES, DIANE
2945 THOMAS RD
ELLENSBURG, WA 98926

S&S KAR LLC
1404 N DOLARWAY RD
ELLENSBURG, WA 98926-9325

CALAWAY, JEFF & VALERIE
PO BOX 1142
ELLENSBURG, WA 98926-1901

NOTICE OF APPLICATION

Project Name (File Number): Public Works Reecer Creek (SE-24-00034)

Applicant: Arden Thomas, Kittitas County Public Works

Location: The subject properties legal descriptions is the portion of the SW1/4 SE1/4 of Section 28, T. 18 N., R. 18 E. WM. lying southwesterly of the Burlington Northern Railroad right-of-way, and that portion of the NW1/4 SE1/4 of said section describes as follows: Commencing at the southwest corner of said NW1/4 SE1/4 thence east 300 feet, more or less, to the point of beginning; thence east 850 feet, more or less, to the Burlington Northern Railroad right-of-way; thence northwesterly 1,030 feet, more or less, along said right-of-way; thence southwesterly 720 feet, more or less, to the point of beginning; and that portion of the SW1/4 SW1/4 of said section lying east of Desmond Rd in Kittitas County.

Proposal: Arden Thomas is proposing a change that would (1) fallow up to 56 acres and (2) transfer the consumptive use portion of the water right to instream flow and mitigation for enrollment in the State's Trust Water Right Program (TWRP). Once the water right is in the TWRP, the Applicant will make the water available through market re-allocation to mitigate out of priority water use. This water right could be allocated through the County's existing mitigation bank or potentially be allocated to an existing Group A Water System through the Kittitas County bank.

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Designated Permit Coordinator (staff contact): Bradley Gasawski (509) 962-7539; email at bradley.gasawski@co.kittitas.wa.us.

Notice of Application:	December 12, 2024
Application Received:	November 6, 2024
Deemed Complete:	December 10, 2024
Publish Daily Record:	December 12, 2024
Publish NKC Tribune:	December 12, 2024

Bradley Gasawski

From: Sabrina Nutt <snutt@kvnews.com>
Sent: Wednesday, December 11, 2024 8:46 AM
To: Bradley Gasawski
Subject: Re: SE-24-00034 Public Works Reecer Creek - (Publishing) Notice of Application

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Great. I have released it.

Have a wonderful day!

Sabrina Nutt | 509-925-1414 ext. 570223
Circulation: circ@kvnews.com
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Obituaries: www.dailyrecordnews.com

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Wednesday, December 11, 2024 8:32 AM
To: Sabrina Nutt <snutt@kvnews.com>
Subject: RE: SE-24-00034 Public Works Reecer Creek - (Publishing) Notice of Application

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I approve. Thank you!

Best,
Bradley

From: Sabrina Nutt <snutt@kvnews.com>
Sent: Wednesday, December 11, 2024 8:26 AM
To: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Subject: Re: SE-24-00034 Public Works Reecer Creek - (Publishing) Notice of Application

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Hello, Bradley,

The attached proof is pending approval for the following run date(s) 12/12.
Please make changes and give approval prior to the deadline of 12/11, 10:30am.
Thank you!

Sabrina Nutt | 509-925-1414 ext. 570223
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From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Tuesday, December 10, 2024 4:41 PM
To: Sabrina Nutt <snutt@kvnews.com>; KVNews Legals <legals@kvnews.com>
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Subject: SE-24-00034 Public Works Reecer Creek - (Publishing) Notice of Application

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Good Afternoon,

Please publish the attached legal in your paper as follows:

Daily Record: December 12, 2024

Please let me know if you have any questions or concerns.

Thanks,
Bradley

Bradley Gasawski | Planner I

Kittitas County Community Development Services | 411 N. Ruby St; Suite 2 | Ellensburg, WA 98926

Office: 509.962.7539

Email: bradley.gasawski@co.kittitas.wa.us

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Jessica Miller
KC COMMUNITY DEVELOPMENT SERVICES
411 N Ruby St, Suite 2
ELLENSBURG, WA 98926

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589634	NOA: Carey Reasonabl	12/12/24	12/12/24	2	\$167.26

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount: **\$0.00**
Surcharge: **\$0.00**
Credits: **\$0.00**

Gross: **\$167.26**
Paid Amount: **\$0.00**

Amount Due: **\$167.26**

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