

# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

## Affidavit of Mailing & Publication

PROPOSAL NAME: Anderson Hay Non-Project Rezone (CP-14-00001 & RZ-14-00002)

NOTIFICATION OF: Notice of SEPA Action

NOTIFICATION MAIL DATE: October 7, 2014

I certify that the following documentation:

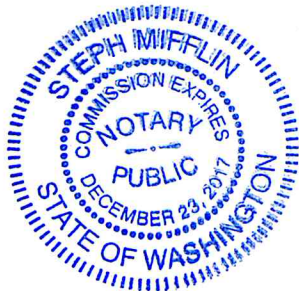
- Notice of SEPA DNS: Anderson Hay Non-Project Rezone (CP-14-00001 & RZ-14-00002); and
- Notice of SEPA Action Memo

has been mailed 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

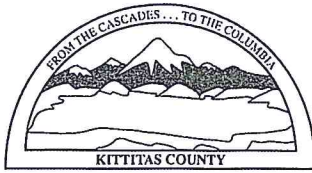
Lindsey Ozbolt  
Community Development Services Planner  
County of Kittitas  
State of Washington

Subscribed and sworn to before me this 7<sup>th</sup> day of October 2014.



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

My appointment expires: December 23, 2017



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Building Partnerships; Building Communities

### DETERMINATION OF NONSIGNIFICANCE

- File:** Anderson Hay Non-Project Rezone (CP-14-00001 & RZ-14-00002)
- Description:** This project proposal is to rezone six (6) parcels from Urban Residential to General Industrial. This request is to more accurately reflect the existing use of the current properties and be more consistent with the surrounding uses to the east of the proposal. Additionally, this rezone will allow for Anderson Hay and Grain to construction a new office building to support their existing operation and employees. A comprehensive plan text and map amendment (CP-14-00001), rezone application (RZ-14-00002) and a SEPA environmental checklist application (SE-14-00006) were submitted as part of the application packet. This project is being processed through the 2014 Annual Comprehensive Plan Docket Process.
- Proponent:** Cassandra Moore, Grette Associates, LLC, authorized agent for MTA Holdings LLC c/o Steve Gordon, Anderson Hay and Grain, Inc.
- Location:** This proposal is located near the intersection of Anderson Road and Umptanum Road, within the Urban Growth Area of the City of Ellensburg. More specifically, it consists of six (6) parcels located west of Anderson Road and North of Umptanum Road in a portion of Section 11, T.17N., R.18E., W.M. in Kittitas County; Assessor's map numbers 17-18-11000-0006, -0010, -0017, -0024, -0025, and -0026.
- Lead Agency:** Kittitas County Community Development Services

The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request, or can be viewed at the Kittitas County Community Development Services website at: [http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Comp Plan Amendment Applications](http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Comp%20Plan%20Amendment%20Applications).

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 10 working days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21 RCW, shall be commenced on or before **Tuesday, October 21, 2014 at 5pm**. To the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg WA 98926

**Responsible  
Official:**

 Robert 'Doc' Hansen

**Title:** Kittitas County Planning Official

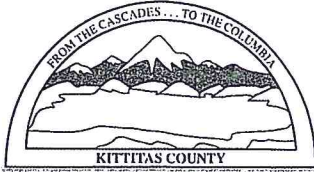
**Address:** Kittitas County Community Development Services  
411 North Ruby St., Suite 2  
Ellensburg, WA 98926

(509) 962-7506 FAX (509) 962-7682

**Date:** Tuesday, October 7, 2014

**Pursuant to Chapter 15A.07 KCC, this DNS may be appealed by submitting specific factual objections in writing with a fee of \$500.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00pm, Tuesday, October 21, 2014. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.**





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"Building Partnerships – Building Communities"

### NOTICE OF DECISION SEPA ACTION

**To:** Interested County Departments & Agencies with jurisdiction  
Adjacent Property Owners  
Applicant

**From:** Robert "Doc" Hansen, Planning Official

**Date:** October 7, 2014

**Subject:** Anderson Hay Non-Project Rezone (CP-14-00001 & RZ-14-00002)

---

NOTICE IS HERBY given that pursuant to 43.21C RCW, Kittitas County Community Development Services did on October 7, 2014 make a Determination of Non-Significance (DNS) for the Anderson Hay Non-Project Rezone (CP-14-00001 & RZ-14-00002). This project proposal is to rezone six (6) parcels from Urban Residential to General Industrial. This request is to more accurately reflect the existing use of the current properties and be more consistent with the surrounding uses to the east of the proposal. Additionally, this rezone will allow for Anderson Hay and Grain to construction a new office building to support their existing operation and employees. A comprehensive plan map amendment (CP-14-00001), rezone application (RZ-14-00002) and a SEPA environmental checklist application (SE-14-00006) were submitted as part of the application packet. This project is being processed through the 2014 Annual Comprehensive Plan Docket Process. This proposal is located near the intersection of Anderson Road and Umptanum Road, within the Urban Growth Area of the City of Ellensburg. More specifically, it consists of six (6) parcels located west of Anderson Road and North of Umptanum Road in a portion of Section 11, T.17N., R.18E., W.M. in Kittitas County; Assessor's map numbers 17-18-11000-0006, -0010, -0017, -0024, -0025, and -0026. The complete application file may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926. Staff Planner: Lindsey Ozbolt.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of 43.21C RCW shall be commenced on or before October 21, 2014 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA 98926. Appeals of SEPA threshold determinations shall be consolidated with appeals of final permit approval, according to KCC 15A.04.020, 43.21C RCW and KCC 15.04 (such as a decision to require particular mitigation measures or to deny a proposal).

**NOTICE OF SEPA ACTION**  
Anderson Hay Non-Project Rezone  
(CP-14-00001 & RZ-14-00002)

NOTICE IS HERBY given that pursuant to 43.21C RCW, Kittitas County Community Development Services did on October 7, 2014 make a Determination of Non-Significance (DNS) for the Anderson Hay Non-Project Rezone (CP-14-00001 & RZ-14-00002). This project proposal is to rezone six (6) parcels from Urban Residential to General Industrial. This request is to more accurately reflect the existing use of the current properties and be more consistent with the surrounding uses to the east of the proposal. Additionally, this rezone will allow for Anderson Hay and Grain to construction a new office building to support their existing operation and employees. A comprehensive plan map amendment (CP-14-00001), rezone application (RZ-14-00002) and a SEPA environmental checklist application (SE-14-00006) were submitted as part of the application packet. This project is being processed through the 2014 Annual Comprehensive Plan Docket Process. This proposal is located near the intersection of Anderson Road and Umptanum Road, within the Urban Growth Area of the City of Ellensburg. More specifically, it consists of six (6) parcels located west of Anderson Road and North of Umptanum Road in a portion of Section 11, T.17N., R.18E., W.M. in Kittitas County; Assessor's map numbers 17-18-11000-0006, -0010, -0017, -0024, -0025, and -0026. The complete application file may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926. Staff Planner: Lindsey Ozbolt.

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**Dated: October 7, 2014**

**Publish in Daily Record: October 7, 2014 & October 14, 2014**



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c/o Nathan Mirro  
PO Box 99  
Ellensburg, WA 98926

Grette Associates, LLC  
c/o Cassandra Moore  
2102 N. 30<sup>th</sup> St., Suite A  
Tacoma, WA 98403

MTA HOLDINGS LLC  
c/o Steve Gordon  
PO BOX 99  
ELLENSBURG WA 98926-1909

BONKE, LES  
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ELLENSBURG WA 98926-8960

CENTRAL STORAGE AND  
OFFICE LLC  
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ELLENSBURG WA 98926-

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DITTENTHOLER, ROLAND E JR &  
DITTENTHOLER, BARBARA A  
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AGNEW, PATRISHA A  
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ATTN PARKS AND RECREATION  
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ELLENSBURG WA 98926

WYATT, PAUL ETUX  
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ELLENSBURG WA 98926

STATE OF WASH WILDLIFE  
REAL ESTATE DIVISION  
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OLYMPIA WA 98501-1076

PUGET SOUND ENERGY INC  
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BELLEVUE WA 98009-9734

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YAKIMA WA 98907

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ELLENSBURG WA 98926

DYKMAN, MARLIN  
1113 ANDERSON RD #2  
ELLENSBURG WA 98926-

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

ELLEVEST LLC  
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MCNEIGHT, TODD ETAL  
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ELLENSBURG WA 98926-6535

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Ellensburg, WA 98926

Kittitas County Fire Marshal  
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Grette Associates, LLC  
[cassandram@gretteassociates.com](mailto:cassandram@gretteassociates.com) ·



## Lindsey Ozbolt

---

**From:** Lindsey Ozbolt  
**Sent:** Tuesday, October 07, 2014 9:32 AM  
**To:** Brenda Larsen; Josh Hink; Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Joe Gilbert; Holly Duncan; Holly Myers; Lisa Lawrence; Patti Johnson; Christina Wollman; Candie M. Leader; "jessica@yakama.com" (jessica@yakama.com); "jmarvin@yakama.com" (jmarvin@yakama.com); "johnson@yakama.com" (johnson@yakama.com); 'enviroreview@yakama.com'; 'separegister@ecy.wa.gov'; "crosepacoordinator@ecy.wa.gov" (crosepacoordinator@ecy.wa.gov); 'gcle461@ecy.wa.gov'; "Brent.Renfrow@dfw.wa.gov" (Brent.Renfrow@dfw.wa.gov); "Mark.Teske@dfw.wa.gov" (Mark.Teske@dfw.wa.gov); "Gretchen.Kaehler@DAHP.wa.gov" (Gretchen.Kaehler@DAHP.wa.gov); "jorgenja@cwu.edu" (jorgenja@cwu.edu); "nelmsk@cwu.edu" (nelmsk@cwu.edu); Michael Flory; Lou Whitford; "russell.mau@doh.wa.gov" (russell.mau@doh.wa.gov); "linda.hazlett@dnr.wa.gov" (linda.hazlett@dnr.wa.gov); 'Allison Kimball (brooksideconsulting@gmail.com)'; 'Terry Hamberg (tribune@nkctribune.com)'; "jmarkell@kvnews.com" (jmarkell@kvnews.com); Mike Johnston; 'darren.habel@usace.army.mil'; 'eburgwater@yahoo.com'; Dr. Paul Farris, Ellensburg School District; 'fwalker@eburg.wednet.edu'; RichElliott; 'riegelfarm@elltel.net'; 'pubworks@ci.ellensburg.wa.us'; 'comdev@ci.ellensburg.wa.us'; 'energyservices@ci.ellensburg.wa.us'; 'holmstr@wsdot.wa.gov'; 'Kaiser, Mark (KaiserM@wsdot.wa.gov) (KaiserM@wsdot.wa.gov)'; 'steve.gordon@anderson-hay.com'; 'Nathan.Mirro@anderson-hay.com'; 'cassandram@gretteassociates.com'  
**Cc:** Doc Hansen; Jeff Watson; Kaycee Hathaway  
**Subject:** CP-14-00001 & RZ-14-00002 Anderson Hay - Notice of SEPA DNS  
**Attachments:** CP-14-00001 Anderson Hay Notice of SEPA Action memo.pdf; CP-14-00001 Anderson Hay DNS signed.pdf

Kittitas County has issued a Decision SEPA Action along with a DNS for the Anderson Hay Non-Project Rezone (CP-14-00001 & RZ-14-00002). Please see the attached Notice of Decision SEPA Action memo along with the SEPA DNS document. Agencies within the county network may review the application file via the T-drive. Agencies outside of the county network can view the file documentation by following this link: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> and opening the designated file by application number. This file will be updated as the application progresses.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of 43.21C RCW shall be commenced on or before October 21<sup>st</sup>, 2014 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA 98926.

Lindsey Ozbolt  
Planner II  
Community Development Services  
411 North Ruby St., Suite 2  
Ellensburg, WA 98926  
509.962.7637

DAILY RECORD/KITTITAS PUB  
C/O IDAHO STATE JOURNAL RECEIVABLES  
PO BOX 1570  
POCATELLO ID 83204  
(509)925-1414

ORDER CONFIRMATION

Salesperson: LAURA FISHBURN

Printed at 10/03/14 12:37 by lfi18

Acct #: 84329

Ad #: 1176613

Status: N

KC COMMUNITY DEVELOPMENT SERVICES  
411 N. RUBY ST, SUITE 2  
ELLENSBURG WA 98926

Start: 10/07/2014 Stop: 10/14/2014  
Times Ord: 2 Times Run: \*\*\*  
STD6 2.00 X 5.46 Words: 340  
Total STD6 10.92  
Class: 0001 LEGAL NOTICES  
Rate: LEG2 Cost: 187.82  
# Affidavits: 1

Contact: ~~MANDY~~ *Steph Mifflin*  
Phone: (509)962-7506  
Fax#:  
Email:  
Agency:

Ad Descript: NOTICE OF SEPA ACTION  
Given by: LINDSEY OZBOLT  
Created: lfi18 10/03/14 12:21  
Last Changed: lfi18 10/03/14 12:37

PUB	ZONE	ED	TP	START	INS	STOP	SMTWTFS
DR	A		97 S	10/07,14			
IN	A		97 S	10/07,14			

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414  
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

*Lindsey Ozbolt*  
Name (print or type)

*Lindsey M Ozbolt*  
Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB  
C/O IDAHO STATE JOURNAL RECEIVABLES  
PO BOX 1570  
POCATELLO ID 83204  
(509) 925-1414

ORDER CONFIRMATION (CONTINUED)

Salesperson: LAURA FISHBURN

Printed at 10/03/14 12:37 by lfi18

-----  
Acct #: 84329

Ad #: 1176613

Status: N

NOTICE OF SEPA ACTION  
Anderson Hay Non-Project Rezone  
(CP-14-00001 & RZ-14-00002)

NOTICE IS HERBY given that pursuant to 43.21C RCW, Kittitas County Community Development Services did on October 7, 2014 make a Determination of Non-Significance (DNS) for the Anderson Hay Non-Project Rezone (CP-14-00001 & RZ-14-00002). This project proposal is to rezone six (6) parcels from Urban Residential to General Industrial. This request is to more accurately reflect the existing use of the current properties and be more consistent with the surrounding uses to the east of the proposal. Additionally, this rezone will allow for Anderson Hay and Grain to construction a new office building to support their existing operation and employees. A comprehensive plan map amendment (CP-14-00001), rezone application (RZ-14-00002) and a SEPA environmental checklist application (SE-14-00006) were submitted as part of the application packet. This project is being processed through the 2014 Annual Comprehensive Plan Docket Process. This proposal is located near the intersection of Anderson Road and Umptanum Road, within the Urban Growth Area of the City of Ellensburg. More specifically, it consists of six (6) parcels located west of Anderson Road and North of Umptanum Road in a portion of Section 11, T.17N., R.18E., W.M. in Kittitas County; Assessor's map numbers 17-18-11000-0006, -0010, -0017, -0024, -0025, and -0026. The complete application file may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926. Staff Planner: Lindsey Ozbolt.

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Dated: October 7, 2014

Publish in Daily Record: October 7, 2014 & October 14, 2014