

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: Steigleder Conditional Use Permit (CU-13-00002)

NOTIFICATION OF: Notice of Decision SEPA Action & Public Hearing

NOTIFICATION MAIL DATE: April 17, 2013

I certify that the following documentations:

- Notice of Decision SEPA Action and Public Hearing for Steigleder Conditional Use Permit (CU-13-00002); and
- SEPA Mitigated Determination of Non-Significance for Steigleder Conditional Use Permit (CU-13-00002)

have 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 17th day of April 2013.





Amanda J. Weed
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: August 25, 2015

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C/O IDAHO STATE JOURNAL RECEIVABLES
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POCATELLO ID 83204

ORDER CONFIRMATION

Salesperson: DANIELLE DECATO

Printed at 04/16/13 08:36 by dde18

Acct #: 84329

Ad #: 873671

Status: N

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

Start: 04/17/2013 Stop: 04/17/2013
Times Ord: 1 Times Run: ***
STD6 1.00 X 10.89 Words: 344
Total STD6 10.89
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 93.65
Affidavits: 1

Contact:

Phone: (509)962-7506

Fax#:

Email: jeff.watson@co.kittitas.wa.us

Agency:

Ad Descrpt: STEIGLEDER CU-13-00002

Given by: *

Created: dde18 04/16/13 08:32

Last Changed: dde18 04/16/13 08:36

COMMENTS:

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PUB	ZONE	ED	TP	START	INS	STOP	SMTWTFS
DR	A		97 S	04/17			
IN	A		97 S	04/17			

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.

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Lindsey Ozolt
Name (print or type)

Lindsey M Stolt
Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204

ORDER CONFIRMATION (CONTINUED)

Salesperson: DANIELLE DECATO

Printed at 04/16/13 08:36 by dde18

Acct #: 84329

Ad #: 873671

Status: N

**NOTICE OF SEPA ACTION
AND PUBLIC HEARING**
Steigleder Conditional Use
Permit
CU-13-00002

NOTICE IS HERBY given that pursuant to 43.21C RCW, Kittitas County Community Development Services did on April 17, 2013 make a Mitigated Determination of Non-Significance (MDNS) for the Steigleder Conditional Use Permit (CU-13-00002). The proposal is for a conditional use permit to operate a produce stand on approximately 2.95 acres. This use falls under KCC 17.31.030(3) "commercial activity associated with agriculture." It is located approximately one (1) mile southeast of Thorp at 8341 S. Thorp Hwy, in a portion of Section 13, T18N, R17E, W.M. in Kittitas County. Assessor's map number: 18-17-13020-0014. 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 non-compliance with the provisions of 43.21C RCW shall be commenced on or before May 1st, 2013 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). A single simultaneous hearing before one hearing body will consider the agency decision on a proposal and any environmental determinations made, with the exception of the appeal, if any, of a threshold determination of significance.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Hearing Examiner has been scheduled for May 2, 2013 at 6:00 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

Dated: April 17, 2013
Publish in Daily Record:
April 17, 2013

NOTICE OF SEPA ACTION AND PUBLIC HEARING
Steigleder Conditional Use Permit
CU-13-00002

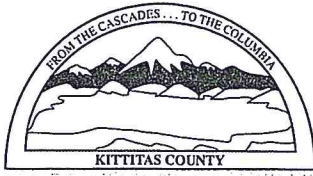
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"Building Partnerships – Building Communities"

NOTICE OF DECISION SEPA ACTION AND PUBLIC HEARING

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

From: Robert "Doc" Hansen, Planning Official

Date: April 17, 2013

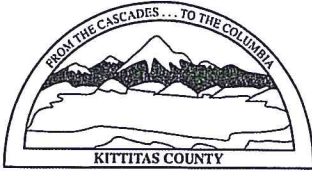
Subject: Steigleder Conditional Use Permit (CU-13-00002)

Please find the attached Mitigated Determination of Nonsignificance (MDNS) for the above referenced project. A Notice of Application for the submitted application was mailed on March 25, 2013.

NOTICE IS HERBY given that pursuant to 43.21C RCW, Kittitas County Community Development Services did on April 17, 2013 make a Mitigated Determination of Non-Significance (MDNS) for the Steigleder Conditional Use Permit (CU-13-00002). The proposal is for a conditional use permit to operate a produce stand on approximately 2.95 acres. This use falls under KCC 17.31.030(3) "commercial activity associated with agriculture." It is located approximately one (1) mile southeast of Thorp at 8341 S. Thorp Hwy, in a portion of Section 13, T18N, R17E, W.M. in Kittitas County. Assessor's map number: 18-17-13020-0014. 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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Fax (509) 962-7682

State Environmental Policy Act MITIGATED DETERMINATION OF NONSIGNIFICANCE

- Description:** Steigleder Conditional Use Permit (CU-13-00002) is a request for a Conditional Use Permit for a produce stand in the Commercial Agriculture zone.
- Proponent:** Kathy and Terry Christman, applicant.
- Location:** The project is located approximately 1 mile southeast of Thorp at 8341 S. Thorp Hwy, in a portion of Section 13, T18N, R17E, W.M. in Kittitas County. Assessor's map number: 18-17-13020-0014.
- Lead Agency:** Kittitas County Community Development Services

The lead agency for this proposal has determined that the proposal 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) and WAC 197-11. This decision was made after review of a SEPA environmental checklist and other information on file with the lead agency, after considering voluntary mitigation measures which the lead agency or the applicant will implement as part of the proposal, and after considering mitigation measures required by existing laws and regulations that will be implemented by the applicant as part of the Kittitas County permit process. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public on request.

The lead agency has determined that certain mitigation measures are necessary in order to issue a Mitigated Determination of Non-Significance (MDNS) for this proposal. Failure to comply with the mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. The mitigation measures include the following:

Transportation

1. An access permit must be obtained and filed with Kittitas County Public Works Department for access to the site prior to operation of the produce stand.
2. The approach must be constructed to commercial standards and the apron must be paved prior to operation of the produce stand.
3. The parking area shall provide for at least six (6) vehicles at any given time. Parking along South Thorp Hwy will not be allowed.

Water & Sewer

4. An ADA accessible sani-can shall be provided on-site. A copy of the signed contract with the sani-can provider shall be submitted to Kittitas County Public Health prior to operation of the

produce stand. Public Health shall be provided with a new copy of the signed contract as it is renewed and/or revised.

5. The existing well on the property for the residence shall not be utilized for business purposes.

Fire & Life Safety

6. A turn-around shall be provided for fire department access.
7. Any man-doors shall have lever type handles or panic hardware installed.
8. Fire extinguishers shall be located appropriately; coordination with the Kittitas County Fire Marshal shall occur prior to operation of the produce stand.
9. A Tenant Improvement application shall be submitted and approved prior to operation of the produce stand.
10. A fire and life safety inspection shall be conducted prior to beginning operation, and an annual fire and life safety inspection will be required as well.
11. All development, design and construction shall comply with Kittitas County Code and the most current version of the International Fire & Building Codes.
12. One (1) ADA accessible parking space shall be required with proper signage. This space must be hard-surfaced and provide for hard-surface access to the produce stand and ADA accessible sani-can. This must be completed prior to operation of the produce stand.
13. Full-time year-round operation for three (3) consecutive years will require additional requirements such as a permanent restroom facility etc. It is the responsibility of the business owner to contact Kittitas County Community Development Services and Building Department for further review/requirements if extended full-time year-round operation beyond two (2) years is desired.

Aesthetics

14. A sign permit will be required from Kittitas County Community Development Services and Building Department pursuant to KCC 17.72 if the produce stand's continuous operation exceeds six (6) months in any one calendar year. Specific requirements for signage of a produce stand are cited in KCC 17.72.170. Signs are not allowed within the rights-of-way of any County roads pursuant to KCC 12.50.
15. All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties.

The above stated mitigation conditions listed above will be provided within conditions of the decision of the conditional use permit approval.

**Responsible
Official:**


Robert "Doc" Hansen

Title: Planning Official

Address: Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926

Phone: (509) 962-7506 Fax: (509) 962-7682

Date: April 17, 2013

This Mitigated DNS is issued under WAC 197-11-355 and WAC 197-11-390; 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's procedural compliance with the provisions of Chapter 197-11 WAC shall be commenced on or before 5:00 pm, May 1, 2013.

Pursuant to Chapter 15A.04.020 KCC, this MDNS 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 within 10 working days, or no later than 5:00 PM, May 1, 2013. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.

Terry and Kathy Christman
8341 S. Thorp Hwy
Thorp, WA 98946

CALLAHAN, DONALD E
20 PAR LANE
BELLINGHAM WA 98229-

STEIGLEDER, JOHN H ETUX
2461 C.R. 3104
GREENVILLE TX 75402-

DYK, MELVIN ETUX
7900 THORP HWY S
THORP WA 98946

WILLOWBROOK FARMS II LLC
371 THORP CEMETERY RD
THORP WA 98946

ELLISON THORP PROP II LLC &
SKB FAMILY LLC ETAL
5900 WEAVER RD
ELLENSBURG WA 98926-

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LLC ETAL
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ELLENSBURG WA 98926-

Traci Shallbetter
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William Rowley
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Kittitas County Sheriff's Dept.
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Kittitas County Board of County
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mjohnston@kvnews.com

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Lindsey Ozbolt

From: Microsoft Outlook
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Sent: Wednesday, April 17, 2013 11:05 AM
Subject: Relayed: Kittitas County Notice of Decision SEPA Action & Public Hearing: CU-13-00002 Steigleder

Delivery to these recipients or distribution lists is complete, but delivery notification was not sent by the destination:

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'jmarkell@kvnews.com'

[Mike Johnston](#)

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['brooksideconsulting@gmail.com'](mailto:brooksideconsulting@gmail.com)

Subject: Kittitas County Notice of Decision SEPA Action & Public Hearing: CU-13-00002 Steigleder

Sent by Microsoft Exchange Server 2007

Lindsey Ozbolt

From: Microsoft Outlook
To: Erin Moore; Brenda Larsen; Candie M. Leader; Bill Steele; Doc Hansen; Patti Johnson; Christina Wollman; James Rivard; Kim Dawson; Lisa Lawrence; Lisa Iammarino; Julie Kjorsvik
Sent: Wednesday, April 17, 2013 11:05 AM
Subject: Delivered: Kittitas County Notice of Decision SEPA Action & Public Hearing: CU-13-00002 Steigleder

Your message has been delivered to the following recipients:

[Erin Moore](#)

[Brenda Larsen](#)

[Candie M. Leader](#)

[Bill Steele](#)

[Doc Hansen](#)

[Patti Johnson](#)

[Christina Wollman](#)

[James Rivard](#)

[Kim Dawson](#)

[Lisa Lawrence](#)

[Lisa Iammarino](#)

[Julie Kjorsvik](#)

Subject: Kittitas County Notice of Decision SEPA Action & Public Hearing: CU-13-00002 Steigleder

Sent by Microsoft Exchange Server 2007

Lindsey Ozbolt

From: MAILER-DAEMON@relay0.av-mx.com
To: riegelfarm@fairpoint.net
Sent: Wednesday, April 17, 2013 11:06 AM
Subject: Delivered: Kittitas County Notice of Decision SEPA Action & Public Hearing: CU-13-00002 Steigleder

Your message has been delivered to the following recipients:

riegelfarm@fairpoint.net

Subject: Kittitas County Notice of Decision SEPA Action & Public Hearing: CU-13-00002 Steigleder

Lindsey Ozbolt

From: Benson, Richard (DOH) [Richard.Benson@DOH.WA.GOV]
Sent: Wednesday, April 17, 2013 11:06 AM
To: Lindsey Ozbolt
Subject: Out of Office AutoReply: Kittitas County Notice of Decision SEPA Action & Public Hearing: CU-13-00002 Steigleder

I'll be out of the office until Monday April 22nd. If you need help before I get back you can contact (360) 236-3330 (for westside issues) or (509) 329-2100 (for eastside issues) or email: wastewatermgmt@doh.wa.gov

Lindsey Ozbolt

From: Kim Dawson
Sent: Wednesday, April 17, 2013 11:05 AM
To: Lindsey Ozbolt
Subject: Out of Office: Kittitas County Notice of Decision SEPA Action & Public Hearing: CU-13-00002 Steigleder

I will be back in the office on Thursday, April 18, 2013. If you need assistance please call 509-962-7525. Thank you~

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14