

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: Wheatley Conditional Use Permit (CU-15-00003)

NOTIFICATION OF: Notice of SEPA Action & Public Hearing

NOTIFICATION MAIL DATE: January 13, 2016

I certify that the following documentations:

- Notice of SEPA Action and Public Hearing for Wheatley Conditional Use Permit (CU-15-00003); and
- SEPA Determination of Non-Significance for Wheatley Conditional Use Permit (CU-15-00003)

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 II
County of Kittitas
State of Washington

Subscribed and sworn to before me this 13th day of January 2016.



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

My appointment expires: December 23, 2017

Lindsey Ozbolt

From: Lindsey Ozbolt
Sent: Wednesday, January 13, 2016 4:32 PM
To: Brenda Larsen; Josh Hink; Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Holly Myers; Lisa Lawrence; Patti Johnson; Candie M. Leader; Kelly Bacon; 'jessica@yakama.com' (jessica@yakama.com); 'jmarvin@yakama.com' (jmarvin@yakama.com); 'johnson@yakama.com' (johnson@yakama.com); 'Thalia Sachtleben (enviroreview@yakama.com)'; separegister@ecy.wa.gov; 'sepaunit@ecy.wa.gov' (sepaunit@ecy.wa.gov); gcle461@ecy.wa.gov; craj461@ecy.wa.gov; 'Brent.Renfrow@dfw.wa.gov' (Brent.Renfrow@dfw.wa.gov); scott.downes@dfw.wa.gov; jennifer.nelson@dfw.wa.gov; 'sepa@dahp.wa.gov'; 'jorgenja@cwu.edu' (jorgenja@cwu.edu); 'nelmsk@cwu.edu' (nelmsk@cwu.edu); Michael Flory; Lou Whitford; Amber Green; Steph Mifflin; 'russell.mau@doh.wa.gov' (russell.mau@doh.wa.gov); 'linda.hazlett@dnr.wa.gov' (linda.hazlett@dnr.wa.gov); cindy.preston@dnr.wa.gov; rivers@dnr.wa.gov; Allison Kimball (brooksideconsulting@gmail.com); Terry Hamberg (tribune@nkctribune.com); 'terry@nkctribune.com'; 'jmarkell@kvnews.com'; Mike Johnston; Knaub, Deborah J NWS (Deborah.J.Knaub@usace.army.mil); baileyj@fairpoint.net; martinl@thorpschools.org; 'holmstr@wsdot.wa.gov'; 'kaiserm@wsdot.wa.gov'; Jack and Marcy Matthews (jmmatthews@fairpoint.net); nwheat@fairpoint.net; tonistroscher@gmail.com
Cc: Doc Hansen; Kaycee Hathaway; Angela San Filippo; Jeff Watson
Subject: CU-15-00003 Kittitas County Notice of SEPA Action & Public Hearing
Attachments: CU-15-00003 Wheatley Notice of SEPA Action and Public Hearing.pdf; CU-15-00003 Wheatley DNS.pdf

Kittitas County has issued a SEPA Action & Public Hearing along with a DNS for the Wheatley Conditional Use Permit (CU-15-00003). Please see the attached Notice of SEPA Action & Public Hearing memo along with the SEPA DNS document. Agencies within the county network may review the application file via the T-drive here: [CU-15-00003 Wheatley CUP](#). 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 type and 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 **January 28, 2016** at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA 98926.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Hearing Examiner has been scheduled for **February 4, 2016** 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.

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

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THORP, WA 98946

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ELLENSBURG, WA 98926-3429

FUDACZ BROS PARTNERSHIP
1309 E 1ST
CLE ELUM, WA 98922

RIVERSIDE VALLEY FARMS LLC
PO BOX 38
THORP, WA 98946-0038

RIVERA, SANDRA ANN
PO BOX 107
THORP, WA 98946

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THORP, WA 98946-9542

FUDACZ, DAVID W ETUX
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THORP, WA 98946

GIBSON, CLAUDE ETUX ETAL
PO BOX 227
THORP, WA 98946-0227

STATE OF WASH (DOT)
REAL ESTATE SERVICES
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UNION GAP, WA 98903

~~GIBSON, VICTOR & SHEILA~~
~~PO BOX 137~~
~~THORP, WA 98946-0137~~
UNDELIVERABLE PER USPS
See returned mail in CU-15-00003

GEORGE, CRAIG & MELANIE
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THORP, WA 98946-9517

KCFD #1
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Thorp, WA 98946

Ninon Wheatley
PO Box 102
Thorp, WA 98946

Kittitas County Water District #4
PO Box 86
Thorp, WA 98946

Kittitas County Fire Marshal
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josh.hink@co.kittitas.wa.us ✓

Kittitas County Sheriff's Dept.
kim.dawson@co.kittitas.wa.us ✓

Kittitas County Board of County
Commissioners
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Kittitas County Code Enforcement
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Kittitas County Environmental Health
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sepaunit@ecy.wa.gov ✓
gcle461@ecy.wa.gov ✓
craj461@ecy.wa.gov ✓

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Jennifer.Nelson@dfw.wa.gov ✓

Washington State DAHP
sepa@dahp.wa.gov ✓
Gretchen.Kachler@DAHP.wa.gov
new email per DAHP email on 12/28/15

James E Brooks Library
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nelmsk@cwu.edu ✓

Kittitas County Building Dept.
Mike.flory@co.kittitas.wa.us ✓
Lou.whitford@co.kittitas.wa.us ✓
Amber.green@co.kittitas.wa.us ✓
Steph.mifflin@co.kittitas.wa.us ✓

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WA Dept. of Natural Resources
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cindy.preston@dnr.wa.gov ✓
rivers@dnr.wa.gov ✓

Allison Kimball
brooksideconsulting@gmail.com ✓

Northern Kittitas County Tribune
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terry@nkctribune.com ✓

Daily Record
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mjohnston@kvnews.com ✓

Army Corps of Engineers
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Westside Canal
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Thorp School District 400
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Washington State DOT
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kaiserm@wsdot.wa.gov ✓

Jack and Marcy Matthews
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Ninon Wheatley
nwheat@fairpoint.net ✓

Antoinette Stroscher
tonistroscher@gmail.com ✓

NOTICE OF SEPA ACTION AND PUBLIC HEARING
Wheatley Conditional Use Permit
CU-15-00003

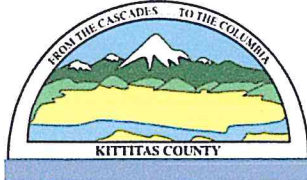
NOTICE IS HERBY given that pursuant to 43.21C RCW, Kittitas County Community Development Services did on January 13, 2016 make a Determination of Non-Significance (DNS) for the Wheatley Conditional Use Permit (CU-15-00003). The proposal is for a conditional use permit to operate an enhanced agricultural facility with farm visits that sells local products, food, wine/beer tasting, and educational classes. Additionally an agricultural processing facility is proposed where Northwest products are repackaged into spice blends, baking mixes, make at home dinners, etc. and sold to businesses. The operation is located on a 5 acre parcel approximately 1250 feet north of the Thorp I-90 interchange at 9201 N. Thorp Hwy, in a portion of Section 11, T18N, R17E, WM in Kittitas County, bearing Assessor's map number 18-17-11040-0023. It is zoned Agriculture 20 and has a Land Use Designation of Rural Working. 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 January 28, 2016 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 February 4, 2016 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: January 13, 2016

Publish in Daily Record: January 13, 2016 & January 20, 2016



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"Building Partnerships – Building Communities"

NOTICE OF SEPA ACTION AND PUBLIC HEARING

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

From: Lindsey Ozbolt, Planner II

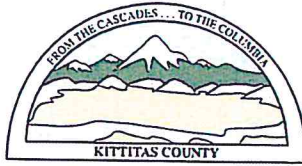
Date: January 13, 2016

Subject: Wheatley Conditional Use Permit (CU-15-00003)

NOTICE IS HERBY given that pursuant to 43.21C RCW, Kittitas County Community Development Services did on January 13, 2016 make a Determination of Non-Significance (DNS) for the Wheatley Conditional Use Permit (CU-15-00003). The proposal is for a conditional use permit to operate an enhanced agricultural facility with farm visits that sells local products, food, wine/beer tasting, and educational classes. Additionally an agricultural processing facility is proposed where Northwest products are repackaged into spice blends, baking mixes, make at home dinners, etc. and sold to businesses. The operation is located on a 5 acre parcel approximately 1250 feet north of the Thorp I-90 interchange at 9201 N. Thorp Hwy, in a portion of Section 11, T18N, R17E, WM in Kittitas County, bearing Assessor's map number 18-17-11040-0023. It is zoned Agriculture 20 and has a Land Use Designation of Rural Working. 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 January 28, 2016 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.

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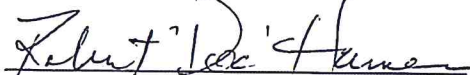
Building Partnerships; Building Communities

DETERMINATION OF NONSIGNIFICANCE

- File:** Wheatley Conditional Use Permit (CU-15-00003)
- Description:** Request to operate an enhanced agricultural facility with farm visits that sells local products, food, wine/beer tasting, and educational classes. Additionally an agricultural processing facility is proposed where Northwest products are repackaged into spice blends, baking mixes, make at home dinners, etc. and sold to businesses. The operation is located on a 5 acre parcel which is zoned Agriculture 20 and has a Land Use Designation of Rural Working.
- Proponent:** Ninon Wheatley, applicant
Antoinette Stroscher, Landowner.
- Location:** The project is located approximately 1250 feet north of the Thorp I-90 interchange at 9201 N. Thorp Hwy, in a portion of Section 11, T18N, R17E, WM, in Kittitas County, Assessor's map number 18-17-11040-0023.
- 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/default.aspx> under "Conditional Use Permits"

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 **January 28, 2016 at 5pm**. To the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg WA 98926

Responsible Official:  Robert 'Doc' Hansen

Title: Kittitas County Interim Director

Address: Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
(509) 962-7506 FAX (509) 962-7682

Date: January 13, 2016

Pursuant to Chapter 15A.07 KCC, this DNS may be appealed by submitting specific factual objections in writing with a fee of \$1200.00 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, January 28, 2016. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.