



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

## Affidavit of Mailing & Publication

PROPOSAL NAME: (LP-23-00003) McAllister Summit

NOTIFICATION OF: Notice of SEPA Action

NOTIFICATION MAIL DATE: October 3, 2023

I certify that the following documentation:

- Notice of SEPA Action for LP-23-00003 McAllister Summit SEPA Application

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

Chace Pedersen  
Community Development Services - Planner I  
County of Kittitas  
State of Washington

Subscribed and sworn to before me this 3<sup>rd</sup> day of October 2023



  
\_\_\_\_\_

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

My appointment expires: 12-23-25

**From:** [Teneal Norrbom](#)  
**To:** [Chace Pedersen](#)  
**Subject:** Re: LP-23-00003 McAllister Summit - (Publishing) Notice of Sepa Action  
**Date:** Monday, October 2, 2023 10:19:56 AM

---

**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.

Legal has been released.

**Teneal Norrbom | Ellensburg Daily Record**  
509-925-1414 ext. 570223  
[www.dailyrecordnews.com](http://www.dailyrecordnews.com)  
**Classifieds:** [classified2@kvnews.com](mailto:classified2@kvnews.com)  
**Legals:** [legals@kvnews.com](mailto:legals@kvnews.com)  
**Obituaries:** [obits@kvnews.com](mailto:obits@kvnews.com)

---

**From:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>  
**Sent:** Monday, October 2, 2023 10:18 AM  
**To:** Teneal Norrbom <[tnorrbom@kvnews.com](mailto:tnorrbom@kvnews.com)>  
**Subject:** RE: LP-23-00003 McAllister Summit - (Publishing) Notice of Sepa Action

**CAUTION, this email originated from outside the organization.**

Approved.

Thanks!

**Chace Pedersen**  
Planner I  
Kittitas County Community Development Services  
411 N. Ruby Street, Ste 2  
Ellensburg, WA 98926  
Office: (509) 962-7637  
[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)

---

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, or reproduction is strictly prohibited. If you received this in error, please contact the sender immediately and delete the material from all devices.

---

**From:** Teneal Norrbom <[tnorrbom@kvnews.com](mailto:tnorrbom@kvnews.com)>  
**Sent:** Monday, October 2, 2023 10:10 AM

**To:** Chace Pedersen <chace.pedersen@co.kittitas.wa.us>

**Subject:** Re: LP-23-00003 McAllister Summit - (Publishing) Notice of Sepa Action

**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.

Good morning, Chace,

Attached is your pending legal proof, pending run date 10/03.

Please approve prior to the deadline of 10/02, 10:30AM.

Thank you!

**Teneal Norrbom | Ellensburg Daily Record**

509-925-1414 ext. 570223

[www.dailyrecordnews.com](http://www.dailyrecordnews.com)

Classifieds: [classified2@kvnews.com](mailto:classified2@kvnews.com)

Legals: [legals@kvnews.com](mailto:legals@kvnews.com)

Obituaries: [obits@kvnews.com](mailto:obits@kvnews.com)

---

**From:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>

**Sent:** Monday, October 2, 2023 9:13 AM

**To:** Teneal Norrbom <[tnorrbom@kvnews.com](mailto:tnorrbom@kvnews.com)>; KVNews Legals <[legals@kvnews.com](mailto:legals@kvnews.com)>

**Cc:** Jamey Ayling <[jamey.ayling@co.kittitas.wa.us](mailto:jamey.ayling@co.kittitas.wa.us)>; Zach Torrance-Smith

<[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)>; Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)>

**Subject:** LP-23-00003 McAllister Summit - (Publishing) Notice of Sepa Action

**CAUTION, this email originated from outside the organization.**

Good morning,

Please publish the attached legal in your paper as follows:

**Daily Record:** October 3, 2023

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

Thanks!

**Chace Pedersen**  
Planner I



# ADVERTISING PROOF

401 N Main St,  
 Ellensburg, WA 98926  
 Ph. (509) 204-8236 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
10/02/23	50096

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
430370	Notice of SEPA Actio	10/03/23	10/03/23	2	\$131.74

### Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
------	--------	-----------	---------------	-------	--------

Discount:	<b>\$0.00</b>	Gross:	<b>\$131.74</b>
Surcharge:	<b>\$0.00</b>	Paid Amount:	<b>\$0.00</b>
Credits:	<b>\$0.00</b>		

**Amount Due: \$131.74**

*We Appreciate Your Business!*

**Notice of SEPA Action**

NOTICE IS HEREBY given that pursuant to WAC 197-11-355 and RCW 43.21C.030(2)(c), Kittitas County Community Development Services did, on October 3, 2023, issue a Mitigated Determination of Non-Significance (MDNS) for the McAllister Summit Long Plat application (LP-23-00003). The applicant is proposing the subdivision of 2 parcels totaling 11.27 acres into 8 residential lots ranging in size from 0.31 acres to 8.8 acres.

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 reviewing a completed environmental checklist, optional DNS process comment period, and other information on file with the lead agency. This information is available to the public on request.

This MDNS is issued under WAC 197-11-355; the lead agency will not act on this proposal for 10 working days. Any action to set aside, enjoin, review, or otherwise challenge such action on the grounds of non-compliance with the provisions of Chapter 43.21C RCW (State Environmental Policy Act) and pursuant to Chapter 15A.07.010 KCC, may be appealed by submitting specific factual objections in writing with a fee of \$1670.00 to Kittitas County Community Development Services, 411 North Ruby Street, Suite 2, Ellensburg, WA 98926. Timely appeals must be received no later than **5:00pm, October 17, 2023**.

**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. The file can also be viewed online at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to "Long Plats" & "LP23-00003 McAllister Summit".

**Designated Permit Coordinator (staff contact):** Chace Pedersen (509) 962-7637; email at [chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)

**Date: October 3, 2023**

**Appeal Period Ends: October 17, 2023**

PUBLISH: Daily Record: October 3, 2023/LEGAL #: 430370

DNR  
[Luke.warthen@dnr.wa.gov](mailto:Luke.warthen@dnr.wa.gov)

Colville Tribe  
[guy.moura@colvilletribes.com](mailto:guy.moura@colvilletribes.com)  
[connor.armi.hsy@colvilletribes.com](mailto:connor.armi.hsy@colvilletribes.com)

WDFW  
[Scott.downes@dfw.wa.gov](mailto:Scott.downes@dfw.wa.gov)

Washington State DOT  
[AviationLandUse@wsdot.wa.gov](mailto:AviationLandUse@wsdot.wa.gov)

Kittitas County Public Health  
[publichealthinspectors@co.kittitas.wa.us](mailto:publichealthinspectors@co.kittitas.wa.us)

Mattie and Bryan Campbell  
[mattiemauseth@gmail.com](mailto:mattiemauseth@gmail.com)

Public Works  
[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)  
[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)  
[tate.mahre@co.kittitas.wa.us](mailto:tate.mahre@co.kittitas.wa.us)

DAHP  
[sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)

Applicants  
[carol.orr@esmcivil.com](mailto:carol.orr@esmcivil.com)  
[john.everett@esmcivil.com](mailto:john.everett@esmcivil.com)  
[loumc@me.com](mailto:loumc@me.com)  
[linfordking@gmail.com](mailto:linfordking@gmail.com)  
[mattloharris@gmail.com](mailto:mattloharris@gmail.com)  
[fgarris888@gmail.com](mailto:fgarris888@gmail.com)

**From:** [Chace Pedersen](#)  
**To:** ["luke.warthen@dnr.wa.gov"](mailto:luke.warthen@dnr.wa.gov); ["guy.moura@colvilletribes.com"](mailto:guy.moura@colvilletribes.com); ["Connor Armi"](#); ["Downes, Scott G \(DFW\)"](#); ["AviationLandUse@wsdot.wa.gov"](mailto:AviationLandUse@wsdot.wa.gov); [Public Health Inspectors](#); ["Mattie Campbell"](#); [Kelee Hodges](#); [Tate Mahre](#); [Candie Leader](#); ["DAHP SEPA \(DAHP\)"](#); ["Carol Orr"](#); [John Everett](#); ["Mom"](#); ["Laura"](#); ["Matt"](#); ["fgharris888@gmail.com"](mailto:fgharris888@gmail.com)  
**Cc:** [Jamey Ayling](#); [Bradley Gasawski](#); [Zach Torrance-Smith](#)  
**Subject:** LP-23-00003 McAllister Summit - Notice of SEPA Action  
**Date:** Tuesday, October 3, 2023 8:32:00 AM  
**Attachments:** [LP-23-00003 McAllister Summit - Notice of SEPA MDNS Memo.pdf](#)  
[LP-23-00003 McAllister Summit - SEPA MDNS.pdf](#)  
[LP-23-00003 McAllister Summit - SEPA Application.pdf](#)

---

Good morning,

Please see the attached correspondence regarding the Long Plat application LP-23-00003 McAllister Summit.

- Notice of SEPA Action
- SEPA MDNS
- McAllister Summit SEPA Checklist

All documents can be found here: [LP-23-00003 McAllister Summit](#)

Any action to set aside, enjoin, review, or otherwise challenge such action on the grounds of non-compliance with the provisions of Chapter 43.21C RCW (State Environmental Policy Act) and pursuant to Chapter 15A.07.010 KCC, may be appealed by submitting specific factual objections in writing with a fee of \$1670.00 to Kittitas County Community Development Services, 411 North Ruby Street, Suite 2, Ellensburg, WA 98926. **Timely appeals must be received no later than 5:00pm, October 17, 2023.**

-  
Please contact me directly with any questions.

Thanks,

**Chace Pedersen**

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7637

[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)

---

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, or reproduction is strictly prohibited. If you received this in error, please contact the sender immediately and delete the material from all devices.

## Notice of SEPA Action

NOTICE IS HEREBY given that pursuant to WAC 197-11-355 and RCW 43.21C.030(2)(c), Kittitas County Community Development Services did, on October 3, 2023, issue a Mitigated Determination of Non-Significance (MDNS) for the McAllister Summit Long Plat application (LP-23-00003). The applicant is proposing the subdivision of 2 parcels totaling 11.27 acres into 8 residential lots ranging in size from 0.31 acres to 8.8 acres.

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 reviewing a completed environmental checklist, optional DNS process comment period, and other information on file with the lead agency. This information is available to the public on request.

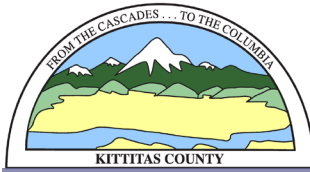
This MDNS is issued under WAC 197-11-355; the lead agency will not act on this proposal for 10 working days. Any action to set aside, enjoin, review, or otherwise challenge such action on the grounds of non-compliance with the provisions of Chapter 43.21C RCW (State Environmental Policy Act) and pursuant to Chapter 15A.07.010 KCC, may be appealed by submitting specific factual objections in writing with a fee of \$1670.00 to Kittitas County Community Development Services, 411 North Ruby Street, Suite 2, Ellensburg, WA 98926. Timely appeals must be received no later than **5:00pm, October 17, 2023**.

**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. The file can also be viewed online at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to “Long Plats” & “LP-23-00003 McAllister Summit”.

**Designated Permit Coordinator (staff contact):** Chace Pedersen (509) 962-7637; email at [chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)

<b>Date:</b>	<b>Tuesday, October 3, 2023</b>
<b>Publish Daily Record:</b>	<b>Tuesday, October 3, 2023</b>
<b>Appeal Period Ends:</b>	<b>Tuesday, October 17, 2023</b>





## Notice of SEPA MDNS LP-23-00003 McAllister Summit

**To:** All Commenting Parties  
Applicant  
SEPA Register

**From:** Chace Pedersen, Planner

**Date:** October 3, 2023

**Subject:** McAllister Summit Long Plat (LP-23-00003)

---

NOTICE IS HEREBY given that pursuant to WAC 197-11-355 and RCW 43.21C.030(2)(c), Kittitas County Community Development Services did, on October 3, 2023, issue a Mitigated Determination of Non-Significance (MDNS) for the McAllister Summit long plat application (LP-23-00003). The applicant is proposing the subdivision of 2 parcels totaling 11.27 acres into 8 residential lots ranging in size from 0.31 acres to 8.8 acres.

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 reviewing a completed environmental checklist, optional DNS process comment period, and other information on file with the lead agency. This information is available to the public on request.

This MDNS is issued under WAC 197-11-355; the lead agency will not act on this proposal for 10 working days. Any action to set aside, enjoin, review, or otherwise challenge such action on the grounds of non-compliance with the provisions of Chapter 43.21C RCW (State Environmental Policy Act) and pursuant to Chapter 15A.07.010 KCC, may be appealed by submitting specific factual objections in writing with a fee of \$1670.00 to Kittitas County Community Development Services, 411 North Ruby Street, Suite 2, Ellensburg, WA 98926. Timely appeals must be received no later than **5:00pm, October 17, 2023**.

**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. The file can also be viewed online website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to “Long Plats” & “LP-23-00003 McAllister Summit”.

**Designated Permit Coordinator (staff contact):** Chace Pedersen, Staff Planner: (509) 962-7637; email at [chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)

Date: Tuesday, October 3, 2023  
Publish Daily Record: Tuesday, October 3, 2023  
Appeal Period Ends: Tuesday, October 17, 2023