



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: (SP-23-00007) Nelson View

NOTIFICATION OF: Notice of Decision

NOTIFICATION MAIL DATE: January 9, 2024

I certify that the following documentation:

- Notice of Decision for Nelson View Preliminary Short Plat

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
Planner I
County of Kittitas
State of Washington

Subscribed and sworn to before me this 9th day of January, 2024





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

My appointment expires: 12-23-25

From: [Chace Pedersen](#)
To: "Teneal Norrbom"
Subject: RE: SP-23-00007 Nelson View - (Publishing) Notice of Decision
Date: Monday, January 8, 2024 9:04:00 AM
Attachments: [image001.png](#)

Approved.

Thanks again!

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

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From: Teneal Norrbom <tnorrbom@kvnews.com>
Sent: Friday, January 5, 2024 2:46 PM
To: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Subject: Re: SP-23-00007 Nelson View - (Publishing) Notice of Decision

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.

Chace,

The attached proof is pending approval for the following run date(s) 1/09.

Please make changes and give approval prior to the deadline of 1/08, 10:30am.

Thank you!

Teneal Norrbom | 509-925-1414 ext. 570223

Legals: legals@kvnews.com

Classifieds: classified2@kvnews.com

Obituaries: www.dailyrecordnews.com

DAILY RECORD

Built on Trust, Focused on Community

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

Sent: Friday, January 5, 2024 1:16 PM

To: Teneal Norrbom <tnorrbom@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: SP-23-00007 Nelson View - (Publishing) Notice of Decision

CAUTION, this email originated from outside the organization.

Good afternoon,

Please publish the attached legal in your paper as follows:

Daily Record: January 9, 2024

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

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

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delete the material from all devices.
message id: 38eb45916c6dcbdac24bb8719d004a14



ADVERTISING PROOF

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

BILLING DATE:	ACCOUNT NO:
01/05/24	50096

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
466829	Notice of Decision S	01/09/24	01/09/24	2	\$122.26

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	\$0.00	Gross:	\$122.26
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: \$122.26

We Appreciate Your Business!

NOTICE OF DECISION

Project Name (File Number): Nelson View Short Plat (SP-23-00007)

Owner: Nelson View LLC

Location: One tax parcel (#957098) located approximately 0.38 miles northwest of the intersection of Nelson Siding Rd. and Talmadge Rd., in Cle Elum, WA, in Section 20, T20, Range 14, W.M.; Kittitas County parcel map number 20-14-20040-0019, with a land use designation of Rural Residential and zoning designation of Agriculture 5.

Notice is hereby given that on January 9, 2024, conditional preliminary approval was granted to Nelson View LLC (Landowner) for a short plat application to subdivide 40.08 acres into two (2) 5.01-acre lots, one (1) 5.03-acre lot, and one (1) 25.03-acre lot.

Related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506 or found online at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> under "Short Plats", "View Active Applications"; and file number "SP-23-00007 Nelson View".

Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this administrative land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$1670 to Kittitas County. The appeal deadline for this project is **January 25, 2024, at 5:00p.m.** Appeals shall be submitted to Kittitas County Community Development Services at 411 N Ruby St, Suite 2, Ellensburg, WA 98926.

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

Notice of Decision: January 9, 2024
Application Received: September 20, 2023
Application Complete: October 18, 2023
Notice of Application: November 1, 2023

PUBLISH: Daily Record: January 9, 2024 /
LEGAL# 466829

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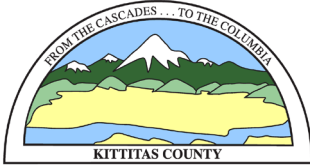
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Office (509) 962-7506

NOTICE OF DECISION

TO: Applicant
Interested Parties (KCC 15A.06)

FROM: Chace Pedersen, Staff Planner

DATE: January 9, 2024

SUBJECT: Notice of Decision
Nelson View Short Plat (SP-23-00007)

Notice is hereby given that on January 9, 2024, conditional preliminary approval was granted to Nelson View LLC (Landowner) for a short plat application to subdivide 40.08 acres into two (2) 5.01-acre lots, one (1) 5.03-acre lot, and one (1) 25.03-acre lot. The subject property is zoned Agriculture 5 with a Rural Residential land use designation. The property is one tax parcel (#957098) located approximately 0.38 miles northwest of the intersection of Nelson Siding Rd. and Talmadge Rd., in Cle Elum, WA, in Section 20, T20, Range 14, W.M.; Kittitas County parcel map number 20-14-20040-0019. Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

Related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506 or found online at: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> under “Short Plats”, “View Active Applications”, and “SP-23-00007 Nelson View”.

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From: [Chace Pedersen](#)
To: ["Connor Armi"](#); ["matt.boast@kittitaspud.com"](#); ["Adam Osbekoff"](#); ["Nelson, Jennifer L \(DFW\)"](#); ["Downes, Scott G \(DFW\)"](#); ["AviationLandUse@wsdot.wa.gov"](#); [Public Health Inspectors](#); ["ECY RE CRO SEPA Coordinator"](#); [Candie Leader](#); [Kelee Hodges](#); [Jackie Sharp](#); [Tate Mahre](#)
Cc: [Jamey Ayling](#); [Bradley Gasawski](#); [Zach Torrance-Smith](#); [JT Rarden](#); ["DTR Homes: Daron Rarden"](#); [Marc Kirkpatrick](#)
Subject: SP-23-00007 Nelson View - Notice of Decision
Date: Tuesday, January 9, 2024 9:00:00 AM
Attachments: [SP-23-00007 Nelson View - NOD Memo.pdf](#)
[SP-23-00007 Nelson View - Decision - Findings of Fact, Decision, and Conditions of Approval.pdf](#)

Good morning,

Please see the attached correspondence regarding the Nelson View Short Plat (SP-23-00007) decision. The appeal date for the decision is **January 25, 2024, at 5:00pm.**

Thank you,

Chace Pedersen

Planner I

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