



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: (SE-21-00006) Nunnally Holdings

NOTIFICATION OF: Notice of SEPA Action Retained

NOTIFICATION MAIL DATE: June 16, 2022

I certify that the following documentation:

- Notice of SEPA Action Retained for SE-21-00006 Nunnally 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

Kelly Bacon
Community Development Services Planning Official
County of Kittitas
State of Washington

Subscribed and sworn to before me this 16th day of June 2022



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

My appointment expires: 12.23.25

**Notice of SEPA Action
Nunnally
SE-21-00006**

NOTICE IS HEREBY given that pursuant to WAC 197-11-340, Kittitas County Community Development Services did on May 26, 2022 solicited comment for an anticipated Mitigated Determination of Non-Significance (MDNS) on the construction of the private access roads to 13 existing tax parcels located approximately .50 miles north of the Manastash and Stande Road intersection in the SE 1/4 of NE 1/4, Section 08, Township 17N, Range 18E, in Kittitas County, bearing Assessor's map number 17-18-08000-0010, tax parcel number 748433. The comment period ended on June 10, 2022 and Kittitas County Community Development Services did retain the MDNS on June 16, 2022.

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 "Miscellaneous SEPA Applications".

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 \$1550.00 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. July 1, 2022.

Direct question regarding this proposal to:

Planner I: Kelly Bacon
411 N. Ruby St. Suite 2
Ellensburg, WA. 98926
509-962-7506
Kelly.bacon.cd@co.kittitas.wa.us

Date: June 16, 2022

Publish Northern Kittitas County Tribune: June 16, 2022 & June 23, 2022

Publish Daily Record:

June 16, 2022 & June 23, 2022

Appeal Period Ends: July 1, 2022



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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“Building Partnerships – Building Communities”

NOTICE OF SEPA ACTION

To: Applicable Agencies
Parties of Record
Applicant

From: Kelly Bacon, Planner I

Date: June 16, 2022

Subject: SE-21-00006 Nunnally – SEPA MDNS Retained

NOTICE IS HEREBY given that pursuant to WAC 197-11-340, Kittitas County Community Development Services did on May 26, 2022 solicited comment for an anticipated Mitigated Determination of Non-Significance (MDNS) on the construction of the private access roads to 13 existing tax parcels located approximately .50 miles north of the Manastash and Stande Road intersection in the SE 1/4 of NE 1/4, Section 08, Township 17N, Range 18E, in Kittitas County, bearing Assessor’s map number 17-18-08000-0010, tax parcel number 748433. The comment period ended on June 10, 2022 and Kittitas County Community Development Services did retain the MDNS on June 16, 2022.

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Planner I: Kelly Bacon
411 N. Ruby St. Suite 2
Ellensburg, WA. 98926
509-962-7506
Kelly.bacon.cd@co.kittitas.wa.us

Kelly Bacon (CD)

From: Kelly Bacon (CD)
Sent: Thursday, June 16, 2022 9:10 AM
To: Jeremy Larson; Steph Mifflin; Hanson, Sydney (DAHP); 'crosepa@ecy.wa.gov'; WA State Department of Health - Russell; 'Dydra Messenger'; 'Julee Trudeau'; Candie Leader; 'sara@krdistrict.org'; Rich Elliott; 'Lisa Collier'; WDFW - Jennifer Nelson; SHERIL BECHARD
Cc: Jeremy Johnston; Jeremiah Cromie; Rachael Stevie (CD); 'vicj@lynden.com'; 'Travest Story'
Subject: Notice of SEPA MDNS Decision Retained - SE-21-00006 Nunnally
Attachments: SE-21-00006 Nunnally Notice of MDNS Retained Mailer.pdf; SE-21-00006 Nunnally - SEPA MDNS signed 5-26-22.pdf; SE-21-00006 Nunnally Holdings SEPA Checklist.pdf

Good morning,

Attached to this email you will find:

- Notice of SEPA MDNS Retained
- SEPA Mitigated Determination of Nonsignificance (MDNS), and
- SEPA Checklist

The appeal period for the SEPA MDNS ends on July 1, 2022 at 5pm. Please contact me if you have any questions.

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us

Kelly Bacon (CD)

From: Kelly Bacon (CD)
Sent: Thursday, June 16, 2022 9:10 AM
To: 'vicj@lynden.com'; 'Travest Story'
Cc: Jeremy Johnston
Subject: SE-21-00006 Nunnally - Retained SEPA Action
Attachments: SE-21-00006 Nunnally - SEPA MDNS decision Retained 6-16-22.pdf; SE-21-00006 Nunnally - Comments DOE 6-7-22.pdf; SE-21-00006 Nunnally - Comments DOH-ODW 6-7-22.pdf

Good morning,

The comment period for the Nunnally SEPA application SE-21-00006 ended on June 10, 2022 at 5pm. Attached to this email please find:

- SE-21-00006 Nunnally – SEPA MDNS decision Retained letter
- Washington State Department of Ecology Comments
- Washington State Department of Health – Office of Drinking Water Comments

Please contact me directly with any questions.

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us

Kelly Bacon (CD)

From: Kelly Bacon (CD)
Sent: Tuesday, June 14, 2022 11:19 AM
To: (tribune@nkctribune.com); 'legals@kvnews.com'; Megan Breckenridge
Subject: (Publishing) Notice of SEPA MDNS Retained - SE-21-00006 Nunnally
Attachments: SE-21-00006 Nunnally Notice of SEPA MDNS Retained.pdf; SE-21-00006 Nunnally Notice of SEPA MDNS Retained.docx

Good morning,

Please publish the attached as requested.

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us



ADVERTISING PROOF

401 N Main St.
 Ellensburg, WA 98926
 Ph. (509) 204-8250 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
06/14/22	50096

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
248592	Notice of SEPA Actio	06/16/22	06/23/22	4	\$265.29

Payments:

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

Gross: \$265.29
 Paid Amount: \$0.00

Amount Due: \$265.29

We Appreciate Your Business!

**Notice of SEPA Action
Nunnally
SE-21-00006**

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Direct question regarding this proposal to:

Planner I: Kelly Bacon
411 N. Ruby St. Suite 2
Ellensburg, WA. 98926
509-962-7506
Kelly.bacon.cd@co.kittitas.wa.us

Date: June 16, 2022

Appeal Period Ends: July 1, 2022

PUBLISH: Northern Kittitas County Tribune: June 16 & 23, 2022

PUBLISH: Daily Record: June 16 & 23, 2022 / LEGAL #: 248592

Kelly Bacon (CD)

From: Megan Breckenridge <mbreckenridge@kvnews.com>
Sent: Tuesday, June 14, 2022 11:35 AM
To: Kelly Bacon (CD)
Subject: Ad: 248592 / Re: (Publishing) Notice of SEPA MDNS Retained - SE-21-00006 Nunnally
Attachments: JOHNSTON-63-248592-1.pdf

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.

Happy Tuesday Kelly!

Please see attached for your legal proof scheduled to run on June 16 and 23.

Please reply back with a final approval or any needed changes by our 10:30am deadline on June 15.

Have a great day and thank you very much!

Megan Breckenridge

Advertising Assistant
Ellensburg Daily Record
Office: (509) 925-1414, ext. 570253
Direct Dial: (509) 204-8250
mbreckenridge@kvnews.com / legals@kvnews.com
[MY OFFICE HOURS: MON-FRI: 8:00am-4:00pm]

From: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Sent: Tuesday, June 14, 2022 11:18 AM
To: '(tribune@nkctribune.com)' <tribune@nkctribune.com>; KVNews Legals <legals@kvnews.com>; Megan Breckenridge <mbreckenridge@kvnews.com>
Subject: (Publishing) Notice of SEPA MDNS Retained - SE-21-00006 Nunnally

CAUTION, this email originated from outside the organization.

Good morning,

Please publish the attached as requested.

Thank you,

Kelly Bacon

Planner I
Kittitas County Community Development Services
411 N. Ruby Street, Ste 2
Ellensburg, WA 98926

Office: (509) 962-7539
Kelly.bacon.cd@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

Kelly Bacon (CD)

From: Kelly Bacon (CD)
Sent: Tuesday, June 14, 2022 11:40 AM
To: Megan Breckenridge
Subject: RE: 248592 / Re: (Publishing) Notice of SEPA MDNS Retained - SE-21-00006 Nunnally

Happy Tuesday for sure Megan!

Yes, the proof looks good.

Thank you!

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

kelly.bacon.cd@co.kittitas.wa.us

If this is a Public Records Request, please go to <https://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

From: Megan Breckenridge <mbreckenridge@kvnews.com>
Sent: Tuesday, June 14, 2022 11:35 AM
To: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Subject: Ad: 248592 / Re: (Publishing) Notice of SEPA MDNS Retained - SE-21-00006 Nunnally

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Megan Breckenridge

Advertising Assistant

Ellensburg Daily Record

Office: (509) 925-1414, ext. 570253

Direct Dial: (509) 204-8250

mbreckenridge@kvnews.com / legals@kvnews.com

[MY OFFICE HOURS: MON-FRI: 8:00am-4:00pm]

From: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>

Sent: Tuesday, June 14, 2022 11:18 AM

To: '(tribune@nkctribune.com)' <tribune@nkctribune.com>; KVNews Legals <legals@kvnews.com>; Megan Breckenridge <mbreckenridge@kvnews.com>

Subject: (Publishing) Notice of SEPA MDNS Retained - SE-21-00006 Nunnally

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Kelly Bacon

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Kelly.bacon.cd@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

<p>Stephen and Melody Stein 421 Strande Road Ellensburg, WA 98926</p>	<p>Donald and Sheril Bechard 60 Crossroads Ellensburg, WA 98926</p>	<p>Patrick and Wendy Childs 1492 Strande Road Ellensburg, WA 98926</p>
<p>Matthew and Deidre Snell 261 Crossroads Drive Ellensburg, WA 98926</p>	<p>Brent Hancock 191 Crossroads Drive Ellensburg, WA 98926</p>	<p>Ashley and Christopher Foster 140 Crossroads Drive Ellensburg, WA 98926</p>
<p>Stephen Carter 571 Barnes Road Ellensburg, WA 98926</p>	<p>TRUDEAU, RENE & JULEE 1311 STRANDE RD ELLENSBURG, WA 98926-8715</p>	<p>Frederico Garcia 2210 Strande Road Ellensburg, WA 98926</p>
<p>Bart Bland 3830 Manastash Road Ellensburg, WA 98926</p>	<p>Mark and Lisa Collier 646 Strande Road Ellensburg, WA 98926</p>	<p>Sharon Blankenship 751 Strande Road Ellensburg, WA 98926</p>
<p>Stefan Zakrzewski 641 Strande Road Ellensburg, WA 98926</p>	<p>Steve Montgomery 630 Stande Road Ellensburg, WA 98926</p>	<p>Sharley McGuire 451 Strande Road Ellensburg, WA 98926</p>
<p>Elizabeth Lewis 881 Susan Road Ellensburg, WA 98926</p>	<p>MESSENGER, DYRDRA 1563 STRANDE RD ELLENSBURG, WA 98926</p>	<p>Daniel and Kathleen Mandelas 324 Susan Road Ellensburg, WA 98926</p>
<p>David and Margaret Vandorn 331 Susan Road Ellensburg, WA 98926</p>	<p>Sheryl and Charles Carson 334 Susan Road Ellensburg, WA 98926</p>	<p>Edmund Connelly and Pauline Kanwetz 554 Susan Road Ellensburg, WA 98926</p>
<p>James Hadley 550 Susan Road Ellensburg, WA 98926</p>	<p>Kendall Osborn 552 Susan Road Ellensburg, WA 98926</p>	<p>Law Offices of Richard T. Cole, P.S. PO Box 638 1206 North Dolarway Road, Suite 108 Ellensburg, WA 98926</p>

<p>Stephen and Melody Stein 421 Strande Road Ellensburg, WA 98926</p>	<p>Donald and Sheril Bechard 60 Crossroads Ellensburg, WA 98926</p>	<p>Patrick and Wendy Childs 1492 Strande Road Ellensburg, WA 98926</p>
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Kelly Bacon (CD)

From: Terry Hamberg <tribune@nkctribune.com>
Sent: Tuesday, June 14, 2022 8:37 PM
To: Kelly Bacon (CD)
Subject: Re: (Publishing) Notice of SEPA MDNS Retained - SE-21-00006 Nunnally

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.

CONFIRMATION RECEIPT:

Thank you for sharing your Notice with Upper Kittitas County citizens. We have received your email and your notice will be published as requested.

Sincerely,
Jana Stoner, Publisher



Northern Kittitas County Tribune
P.O. Box 308
Cle Elum, WA 98922
(509) 674-2511
fax: (509) 674-5571
tribune@nkctribune.com

On Jun 14, 2022, at 11:18 AM, Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us> wrote:

Good morning,

Please publish the attached as requested.

Thank you,

Kelly Bacon
Planner I
Kittitas County Community Development Services
411 N. Ruby Street, Ste 2
Ellensburg, WA 98926

Office: (509) 962-7539
Kelly.bacon.cd@co.kittitas.wa.us

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message id: 38eb45916c6dcdbdac24bb8719d004a14

<SE-21-00006 Nunnally Notice of SEPA MDNS Retained.pdf><SE-21-00006 Nunnally Notice of SEPA MDNS Retained.docx>