



**KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES**

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

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

“Building Partnerships – Building Communities”

**Affidavit of Mailing & Publication**

PROPOSAL NAME: (SE-21-00012) Ski Acres

NOTIFICATION OF: Notice of SEPA Action

NOTIFICATION MAIL DATE: August 19, 2021

I certify that the following documentation:

- Notice of Determination for SE-21-00012 <sup>Ski Acres</sup> ~~Hobbs~~ 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.

Jeremiah Cromie Signature

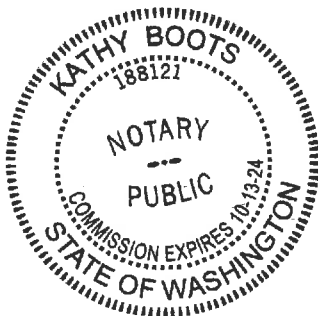
Jeremiah Cromie  
Community Development Services Planner  
County of Kittitas  
State of Washington

Subscribed and sworn to before me this 19<sup>th</sup> day of August 2021

Kathy Boots

Kathy Boots  
Notary Public for the State of Washington residing  
in Ellensburg.

My appointment expires: 10-13-2024



**From:** [Jeremiah Cromie](#)  
**To:** ["Early, Shane \(DNR\)"; "MAUNEY, MARTY \(DNR\)"; "Downes, Scott G \(DFW\)"; Torrey, Elizabeth M \(DFW\); Mike Flory; "russell.mau@doh.wa.gov"; "brietta.carter@doh.wa.gov"; "Pat Nicholson"; Holly Erdman; Hanson, Sydney \(DAHP\); Candie Leader; "mike.krahenbuhl@wsdot.wa.gov"; "paul.gonseth@wsdot.wa.gov"; "SCPlanning@wsdot.wa.gov"; Hanson, Sydney \(DAHP\)](#)  
**Cc:** ["Ian Loveless"; "Costa Philippides, PE"; Jeremy Johnston; Kelly Bacon \(CD\); Rachael Stevie \(CD\)](#)  
**Subject:** SE-21-00012 Ski Acres - Notice of SEPA Action  
**Date:** Thursday, August 19, 2021 8:27:00 AM  
**Attachments:** [SE-21-00012 Ski Acres MDNS Signed.pdf](#)  
[SE-21-00012 Ski Acres Notice of Sepa Action Memo.pdf](#)

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Good morning,

Please see the attached correspondence regarding the Ski Acres SEPA Application (SE-21-00012).

Let me know if you have any questions.

**Jeremiah Cromie**  
Planner I  
Kittitas County  
Community Development Services  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
Office: 509-962-7046  
[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)



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“Building Partnerships – Building Communities”

### NOTICE OF SEPA ACTION

**To:** Applicable Agencies  
Parties of Record  
Applicant

**From:** Jeremiah Cromie, Staff Planner

**Date:** August 19, 2021

**Subject:** SE-21-00012 Ski Acres – SEPA MDNS

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 June 10, 2021, issue a Mitigated Determination of Non-Significance (MDNS) on the proposed SEPA application submitted by Snopass SF Lofts LLC. The applicant is proposing the construction of utilities and infrastructure for eight (8) single-family lots. The SEPA application is associated with a Kittitas County Grading Permit (GP-21-00010). The project is proposed on a site that is zoned LAMIRD Type 1 Residential within a LAMIRD Land Use designation. Tax parcels 418135, 408135, 398135, 538135, 548135, 388135, 378135 and 368135 located off of Tanner Way and SR906, approximately 0.6 miles north of the intersection of Hyak Dr & State Route 906, in the south half of the southeast quarter of Section 9, Township 22, Range 11 in Kittitas County.

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 and WAC 197-11-355. This decision was made after review of a SEPA environmental checklist, site visit with state agencies and other information on file with the lead agency. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. The complete application file is available to the public on request or may be viewed at Kittitas County Community Development Services at 411 North Ruby St, Suite 2 Ellensburg, WA 98926, or on the county website. <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> (Miscellaneous SEPA Applications, file number SE-21-00012).

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, September 2, 2021.

Direct questions regarding this proposal to:

Jeremiah Cromie  
411 N. Ruby St. Suite 2  
Ellensburg, WA. 98926  
509-962-7506  
[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

**From:** [NKC Tribune Advertising](#)  
**To:** [Jeremiah Cromie](#)  
**Subject:** Re: SE-21-00012 Ski Acres - (Publishing) Notice of SEPA Action  
**Date:** Tuesday, August 17, 2021 4:02:43 PM

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**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,  
Terry Hamberg  
Publisher



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

On Aug 17, 2021, at 8:56 AM, Jeremiah Cromie  
<[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)> wrote:

Good morning,

Please see the attached legal and publish in the Tribune on August 19 and August 26, 2021.

Please send a proof of the notice.

Let me know if there are any questions or issues.

**NOTICE OF SEPA ACTION  
Ski Acres SE-21-00012**

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 August 19, 2021, issue a Mitigated Determination of Non-Significance (MDNS) on the proposed SEPA application submitted by Snopass SF Lofts LLC. The applicant is proposing the construction of utilities and infrastructure for eight (8) single-family lots. The SEPA application is associated with a Kittitas County Grading Permit (GP-21-00010). The project is proposed on a site that is zoned LAMIRD Type 1 Residential within a LAMIRD Land Use designation. Tax parcels 418135, 408135, 398135, 538135, 548135, 388135, 378135 and 368135 located off of Tanner Way and SR906, approximately 0.6 miles north of the intersection of Hyak Dr & State Route 906, in the south half of the southeast quarter of Section 9, Township 22, Range 11 in Kittitas County.

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 and WAC 197-11-355. This decision was made after review of a SEPA environmental checklist, site visit with state agencies and other information on file with the lead agency. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. The complete application file is available to the public on request or may be viewed at Kittitas County Community Development Services at 411 North Ruby St, Suite 2 Ellensburg, WA 98926, or on the county website. <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> (Miscellaneous SEPA Applications, file number SE-21-00012).

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, September 2, 2021.

Direct questions regarding this proposal to:

Jeremiah Cromie  
411 N. Ruby St. Suite 2  
Ellensburg, WA. 98926  
509-962-7506  
[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

**Date: August 19, 2021**  
**Publish NKCT Tribune: August 19, 2021 & August 26, 2021**  
**Appeal Period Ends: September 2, 2021**

(Published in the N.K.C. TRIBUNE, Aug. 19 and 26, 2021.)

14.36" Line Legal (2x7.18)  
RUN DATES: AUG. 19 AND 26, 2021

**Line Legal**  
PUBLISH: 1 TIME

Please sign and fax back to: (509) 674-5571

- Approved as shown.
- Approved with indicated changes.

NORTHERN KITTITAS COUNTY  
**TRIBUNE**  
509-674-2511 • Cle Elum, WA

APPROVED BY \_\_\_\_\_  
DATE \_\_\_\_\_



## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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Office (509) 962-7506

Building Partnerships; Building Communities

### MITIGATED DETERMINATION OF NONSIGNIFICANCE

**File:** SEPA Checklist (SE-21-00012)  
Ski Acres SEPA Application

**Description:** Snopass SF Lofts LLC, landowner, is proposing the construction of utilities and infrastructure for eight (8) single-family lots in the Ski Acres plat. The SEPA application is associated with Kittitas County Public Works Grading Permit GP-21-00010. The project is proposed on a site that is zoned LAMIRD Type 1 residential within a LAMIRD designation.

**Proponent:** Snopass SF Lofts LLC  
401 N 36<sup>th</sup> Street, Suite 201  
Seattle, WA 98103

**Location:** Tax parcels 418135, 408135, 398135, 538135, 548135, 388135, 378135 and 368135 located off of Tanner Way and SR906, approximately 0.6 miles north of the intersection of Hyak Drive & State Route 906, in the south half of the southeast quarter of Section 9, Township 22, Range 11 in Kittitas County.

**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) and WAC 197-11. This decision was made after review of a completed environmental checklist, site visit with state agencies 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" using the file number "SE-21-00012."

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 mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. The mitigation measures include the following:

#### Critical Areas

- 1) Any grading over 100 cubic yards of material requires a grading permit through Kittitas County Public Works. Any grading over 500 cubic yards of material will require engineered grading and storm water plans. See Kittitas County Code chapter 14.05. The applicant shall not grade until their grading permit is issued.
- 2) Per KCC 14.05.110(8): Excavations shall not constrict or alter the existing flow of storm water, streams, or other historical flow.
- 3) A buffer consistent with the Kittitas County Critical Area Ordinance in place at the time of clearing and grading shall be observed for Tunnel Creek.

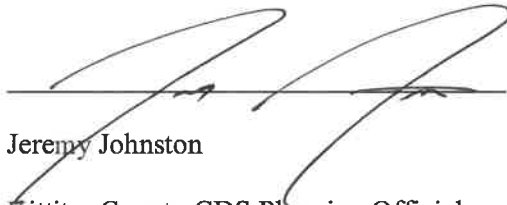
Cultural Resources

- 4) Should ground disturbing or other activities related to the grading and clearing result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP). Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.

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 this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21 RCW, shall be commenced on or before **September 2, 2021 at 5 pm.**

Questions or Comments regarding this determination can be directed to Jeremiah Cromie, (509) 962-7046, [jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us).

**Responsible  
Official:**



Jeremy Johnston

**Title:** Kittitas County CDS Planning Official

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

**Date:** August 19, 2021

**Pursuant to Chapter 15A.07.010 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$1550.00 to the Kittitas County Community Development Services, 411 N Ruby St. Suite 2, Ellensburg WA 98926. Timely appeals must be received no later than 5:00pm, September 2, 2021. Aggrieved parties are encouraged to contact Community Development Services at (509) 962-7506 for more information on the appeal process.**