



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: (ACU-24-00001) Horizon Towers

NOTIFICATION OF: Notice of SEPA Action & Notice of Decision

NOTIFICATION MAIL DATE: September 24, 2024

I certify that the following documentation:


- Notice of SEPA Action & Notice of Decision for ACU-24-00001 Horizon Towers Administrative Conditional Use Application and associated SEPA

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
Community Development Services
County of Kittitas
State of Washington

Subscribed and sworn to before me this 24th day of September 2024


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

My appointment expires: 12.23.24



ADVERTISING PROOF

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

BILLING DATE:	ACCOUNT NO:
09/23/24	50096

Jessica Miller
KC COMMUNITY DEVELOPMENT SERVICES
411 N Ruby St, Suite 2
ELLENSBURG, WA 98926

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
561302	NOD: Horizon Towers	09/24/24	09/24/24	2	\$122.26

Payments:

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

Gross: **\$122.26**
Paid Amount: **\$0.00**

Amount Due: **\$122.26**

We Appreciate Your Business!

Notice of Decision

Project Name (File Number): Horizon Towers Administrative Conditional Use (ACU-24-00001)

Applicant: Taylor Ranches LLC (landowner), Jessica Pierce (authorized agent)

Location: One (1) parcel #346233, Section 20, T18, R18, WM in Kittitas County, bearing Assessor's map number 18-18-20030-0006.

Notice is hereby given that on September 24, 2024, conditional preliminary approval was granted to Taylor Ranches LLC(landowner) and Jessica Pierce (authorized agent) for an administrative conditional use application to place a telecommunications tower and associated infrastructure. The subject property is zoned Agriculture 20.

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 "Administrative Conditional Use," "View Active Applications," & "ACU-24-00001 Horizon Towers".

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 October 8, 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

Application Received: July 30, 2024

Application Complete: July 31, 2024

Notice of Application: August 6, 2024

Notice of Decision: September 24, 2024

PUBLISH: DAILY RECORD: September 24, 2024 /
LEGAL #561302



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BILLING DATE:	ACCOUNT NO:
09/23/24	50096

Jessica Miller
KC COMMUNITY DEVELOPMENT SERVICES
411 N Ruby St, Suite 2
ELLENSBURG, WA 98926

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
561304	NODSEPA: Horizon Tow	09/24/24	09/24/24	2	\$147.26

Payments:

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

Gross: **\$147.26**
Paid Amount: **\$0.00**

Amount Due: **\$147.26**

We Appreciate Your Business!

Notice of SEPA Action
ACU-24-00001 Horizon Towers

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 September 24, 2024, issue a Determination of Non-Significance (DNS) on the proposed SEPA application submitted by Taylor Ranches LLC (landowner) and Jessica Pierce (authorized agent). The applicants are proposing the placement of a telecommunication tower and associated facilities. Communication facilities may be authorized in all zoning districts with an administrative conditional use permit. The subject property is zoned Agriculture 20. The subject property is parcel #346233, Section 20, T18, R18, WM in Kittitas County, bearing Assessor's map number 18-18-20030-0006.

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, 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> (Administrative Conditional Use, "View Active Applications", & "ACU-24-00001 Horizon Towers").

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 8, 2024.

Direct questions regarding this proposal to:
Chace Pedersen
411 N. Ruby St. Suite 2
Ellensburg, WA. 98926
509-962-7637
chace.pedersen@co.kittitas.wa.us

Date: September 24, 2024
Appeal Period Ends: October 8, 2024

PUBLISH: DAILY RECORD: September 24, 2024 /
LEGAL #561304

From: [Chace Pedersen](#)
To: ["ken.edwards@kittitaspud.com"](mailto:ken.edwards@kittitaspud.com); ["Adam Osbekoff"](#); [Public Health Inspectors](#); [Dan Young](#); [Marvin Douvier \(SH\)](#); ["DAHP SEPA"](#); [Candie Leader](#); [Kelee Hodges](#); [Jackie Sharp](#); ["mark.kaiser@wsdot.wa.gov"](mailto:mark.kaiser@wsdot.wa.gov); ["Jacob.Prilucik@wsdot.wa.gov"](mailto:Jacob.Prilucik@wsdot.wa.gov); ["Jessica Pierce"](#)
Cc: [Jamey Ayling](#); [Bradley Gasawski](#); [Zach Torrance-Smith](#)
Subject: ACU-24-00001 Horizon Towers - Notice of SEPA Action & Notice of Decision
Date: Tuesday, September 24, 2024 10:08:00 AM
Attachments: [ACU-24-00001 Horizon Towers - Notices - Notice of SEPA Action Memo.pdf](#)
[ACU-24-00001 Horizon Towers - Decision - SEPA DNS.pdf](#)
[ACU-24-00001 Horizon Towers - Application - SEPA Checklist.pdf](#)
[ACU-24-00001 Horizon Towers - Notices - NOD Memo.pdf](#)
[ACU-24-00001 Horizon Towers - Decision - Findings of Fact and Decision.pdf](#)

Good morning,

Please see the attached correspondence regarding the Administrative Conditional Use application ACU-24-00001 Horizon Towers.

- Notice of SEPA Action
- SEPA DNS
- Horizon Towers SEPA Checklist
- Notice of Decision
- ACU Findings of Fact, Decision, and Conditions of Approval

All documents can be found here: [ACU-24-00001 Horizon Towers](#)

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Thank you,

Chace Pedersen

Planner I

Kittitas County Community Development Services

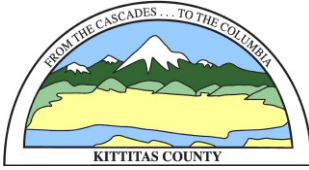
411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7637

chace.pedersen@co.kittitas.wa.us

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"Building Partnerships – Building Communities"

NOTICE OF SEPA ACTION

To: Applicable Agencies
Parties of Record
Applicant

From: Chace Pedersen, Planner I

Date: September 24, 2024

Subject: ACU-24-00001 – SEPA DNS

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Date: September 24, 2024
Appeal Period Ends: October 8, 2024

Publish Daily Record: September 24, 2024