

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

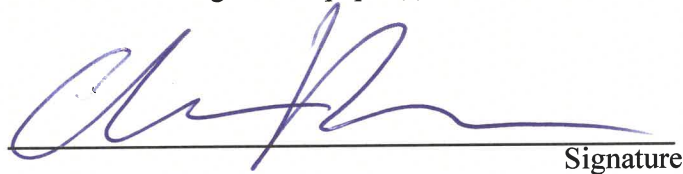
PROPOSAL NAME: SD-24-00002 Johnson

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: September 19, 2024

I certify that the following documentation:

- Notice of Application for SD-24-00002 Johnson Shoreline Substantial Development 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 19th day of September 2024



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

My appointment expires: 12.23.25



ADVERTISING PROOF

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

BILLING DATE:	ACCOUNT NO:
09/17/24	50096

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
559457	NOA: Johnson (SD-24-	09/19/24	09/19/24	2	\$157.25

Payments:

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

Gross: **\$157.25**
Paid Amount: **\$0.00**

Amount Due: **\$157.25**

We Appreciate Your Business!

NOTICE OF APPLICATION

Project Name (File Number): Johnson (SD-24-00002)

Applicant: Sean Johnson (Landowner), David Carson (Authorized Agent)

Location: S16, T16, R17, WM in Kittitas County; Parcel #145133. 11810 Manastash Road, Ellensburg, WA 98926. Assessor's Map # 17-17-16010-0003. The project site is an existing residential property near Manastash Creek.

Proposal: The applicant is proposing a new approximately 12,000 square foot utility building which will be partially buried into the hillside.

Materials Available for Review: The submitted application and related filed documents 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 <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> then navigate to "Shoreline Substantial Development," "View Active Applications" & "SD-24-00002 Johnson." Phone: (509) 962-7506.

Written Comments from the public may be submitted to the Kittitas County Community Development Services no later than October 21, 2024, at 5:00 p.m. All comments will be considered in the decision-making process, and any person has the right to comment on this application and receive notification of the decision, once made. Per KCC 17B.070.080 any person aggrieved by the granting, denying, or rescinding of a permit on shorelines of the state may seek review from the shorelines hearings board by filing a petition for review within twenty-one (21) days of the date of filing of the decision, pursuant to RCW 90.58.180.(Ord. 2016-006, 2016))

Environmental Review (SEPA): Under project file SE-24-00021 Johnson Ag Utility Building, this project was issued an MDNS on September 3, 2024. SEPA #202403871.

Required Permits: Shoreline Substantial Development Permit, Building Permit.

The following development regulations will be used for project mitigation and consistency: Kittitas County Shorelines Title 17B, and Kittitas County zoning code Title 17.

Staff contact: Chace Pedersen, Staff Planner: (509) 962-7637; email atchace.pedersen@co.kittitas.wa.us

Application Received: August 19, 2024

Application Complete: September 9, 2024

Notice of Application: September 19, 2024

PUBLISH: Daily Record: SEPTEMBER 19, 2024 /
LEGAL # 559457

From: [Chace Pedersen](#)
To: [Dan Young](#); [Marvin Douvier \(SH\)](#); [Kim Dawson](#); ["adminstaff@kittcom.org"](#); ["storch@kittcom.org"](#); ["julie.kjorsvik@co.kittitas.wa.us"](#); [Laura Kukes](#); [Public Health Inspectors](#); ["lisa.lawrence@co.kittitas.wa.us"](#); ["patti.stacey@co.kittitas.wa.us"](#); [Kelee Hodges](#); [Candie Leader](#); [Tate Mahre](#); [Jackie Sharp](#); [Samantha Cox](#); [Josh Fredrickson](#); [Cameron Curtis](#); [Jeremy Larson](#); [Steph Mifflin](#); [Haley Mercer](#); [Christy Garcia](#); ["ken.edwards@kittitaspud.com"](#); ["DAHP SEPA"](#); ["enviroreview@yakama.com"](#); ["Corrine Camuso"](#); ["Jessica Lally"](#); ["noah.oliver@yakama.com"](#); ["Casey Barney"](#); ["kozj@yakamafish-nsn.gov"](#); ["Guy Moura"](#); ["sam.rushing@colvilletribes.com"](#); ["Connor Armi"](#); ["darnell.sam.adm@colvilletribes.com"](#); ["john.sirois.adm@colvilletribes.com"](#); ["milton.davis.adm@colvilletribes.com"](#); ["steve@snoqualmtribe.us"](#); ["dahp@snoqualmtribe.us"](#); ["Adam Osbekoff"](#); ["Mau, Russell E \(DOH\)"](#); ["tebu461@ecy.wa.gov"](#); ["lowh461@ECY.WA.GOV"](#); ["FormerOrchards@ecy.wa.gov"](#); ["wendy.neet@ecy.wa.gov"](#); ["ECY RE CRO SEPA Coordinator"](#); ["rand461@ecy.wa.gov"](#); ["Downes, Scott G \(DFW\)"](#); ["Nelson, Jennifer L \(DFW\)"](#); ["cassandra.weekes@dfw.wa.gov"](#); ["rivers@dnr.wa.gov"](#); ["luke.warthen@dnr.wa.gov"](#); ["SEPACENTER@dnr.wa.gov"](#); ["MARTIN.MAUNEY@dnr.wa.gov"](#); ["amanda.moody@dnr.wa.gov"](#); ["Hendrix, Leah D"](#); ["ken.graham@parks.wa.gov"](#); ["john.ernster@parks.wa.gov"](#); ["rachel.mazzacavallo@parks.wa.gov"](#); ["real.estate@parks.wa.gov"](#); ["Larned, Kimberly - FS, WA"](#); ["Deborah.j.knaub@usace.army.mil"](#); ["jenae.n.churchill@usace.army.mil"](#); ["Jacob.Prilucik@wsdot.wa.gov"](#); ["SCPlanning@wsdot.wa.gov"](#); ["AviationLandUse@wsdot.wa.gov"](#); ["CMOlcese@bpa.gov"](#); ["Connell,Valorie L \(BPA\) - TERR-PASCO"](#); ["dxroddgers@bpa.gov"](#); ["rightofway@pse.com"](#); ["dylan.marcus@pse.com"](#); ["jorgenja@cwu.edu"](#); ["nelmsk@cwu.edu"](#); ["brooksideconsulting@gmail.com"](#); ["tribune@nkctribune.com"](#); ["terry@nkctribune.com"](#); ["Sabrina Nutt"](#); ["KVNews Legals"](#); ["kimberly.preacher@navy.mil"](#); ["robert.d.bright10.civ@army.mil"](#); ["mark.a.gradwohl.civ@mail.mil"](#); ["Rich Elliott"](#); ["sara@krdistrict.org"](#)
Cc: [Jamey Ayling](#); [Bradley Gasawski](#); [Zach Torrance-Smith](#); ["Dave Carson"](#)
Subject: SD-24-00002 Johnson - Notice of Application
Date: Thursday, September 19, 2024 9:49:00 AM
Attachments: [SD-24-00002 Johnson - Notices - NOA Memo.pdf](#)

Good morning,

CDS is requesting comments on the following Shoreline Substantial Development application:
SD-24-00002 Johnson. Links to the file materials can be found below.

The comment period will end **October 21, 2024, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date. Please contact me directly with any questions or issues accessing the materials.

Public Access: [SD-24-00002 Johnson](#)

Internal Access: [SD-24-00002 Johnson](#)

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

NOTICE OF APPLICATION

Project Name (File Number): Johnson (SD-24-00002)

Applicant: Sean Johnson (Landowner), David Carson (Authorized Agent)

Location: S16, T16, R17, WM in Kittitas County; Parcel #145133. 11810 Manastash Road, Ellensburg, WA 98926. Assessor's Map # 17-17-16010-0003. The project site is an existing residential property near Manastash Creek.

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Phone: (509) 962-7506

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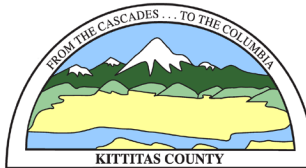
Required Permits: Shoreline Substantial Development Permit, Building Permit.

The following development regulations will be used for project mitigation and consistency: Kittitas County Shorelines Title 17B, and Kittitas County zoning code Title 17.

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

Application Received:	August 19, 2024
Application Complete:	September 9, 2024
Notice of Application:	September 19, 2024

Publish Daily Record:	September 19, 2024
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Office (509) 962-7506

"Building Partnerships – Building Communities"

NOTICE OF APPLICATION

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Application Received: August 19, 2024
Application Complete: September 9, 2024

Project File Number: SD-24-00002

Project Name: Johnson

Applicant: Sean Johnson (Landowner), David Carson (Authorized Agent)

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	Agency	Agency Contact Email	Notes
Kittitas County & Public Utility Districts	Kittitas County Fire Marshal	dan.young@co.kittitas.wa.us	
	Kittitas County Sheriff's Dept.	marvin.douvier.sh@co.kittitas.wa.us	
	KittCom	kim.dawson@co.kittitas.wa.us	
		adminstaff@kittcom.org	
	Kittitas County Board of County Commissioners	storch@kittcom.org	
	Kittitas County Code Enforcement	julie.kjorsvik@co.kittitas.wa.us	
	Kittitas County Environmental Health	laura.kukes@co.kittitas.wa.us	
	Kittitas County Solid Waste Programs	PublicHealthInspectors@co.kittitas.wa.us	
		lisa.lawrence@co.kittitas.wa.us	
	Kittitas County Public Works	patti.stacey@co.kittitas.wa.us	
	Kittitas County Airport	kelee.hodges.pw@co.kittitas.wa.us	
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		Cameron.curtis@co.kittitas.wa.us	
	Kittitas County Building Dept.	Jeremy.larson@co.kittitas.wa.us	
		Steph.mifflin@co.kittitas.wa.us	
	Kittitas County Assessor	Haley.mercer@co.kittitas.wa.us	
		Christine.garcia@co.kittitas.wa.us	
	Kittitas County P.U.D.	ken.edwards@kittitaspud.com	
	Washington State DAHP	sepa@dahp.wa.gov	
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State & Federal Agencies	Colville Tribe	guy.moura@colvilletribes.com	
		sam.rushing@colvilletribes.com	
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		darnell.sam.adm@colvilletribes.com	
		john.sirois.adm@colvilletribes.com	
		milton.davis.adm@colvilletribes.com	
	Snoqualmie Tribe	steve@snoqualmietribe.us	
		dahp@snoqualmietribe.us	
		adam@snoqualmietribe.us	
	WA State Department of Health	russell.mau@doh.wa.gov	
	Department of Ecology		
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		Cassandra.Weekes@dfw.wa.gov	
	WDFW - Solar & Wind Projects	Emily.Grabowsky@dfw.wa.gov	
		Michael.Ritter@dfw.wa.gov	
		Michelle.Huppert@dfw.wa.gov	
		solarandwind@dfw.wa.gov	
	WA Dept. of Natural Resources	rivers@dnr.wa.gov	
		luke.warthen@dnr.wa.gov	
		SEPACENTER@dnr.wa.gov	
		MARTIN.MAUNEY@dnr.wa.gov	
		Amanda.Moody@dnr.wa.gov	
	Bureau of Reclamation	lhendrix@usbr.gov	(mailed)
	1917 Marsh Road Yakima, WA 98901		
	Washington State Parks	ken.graham@parks.wa.gov	(mailed)
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	Olympia, WA 98504-2650	rachel.mazzacavallo@parks.wa.gov	
		Real.Estate@parks.wa.gov	
	Bureau of Land Management		(mailed)
	915 N. Walla Wall		
	Wenatchee, WA 98801		

		(mailed)
	Forest Service Army Corps of Engineers Washington State DOT	kimberly.larned@usda.gov Deborah.j.knaub@usace.army.mil Jenae.N.Churchill@usace.army.mil Jacob.Prilucik@wsdot.wa.gov SCPlanning@wsdot.wa.gov AviationLandUse@wsdot.wa.gov
Additional Contacts	Bonneville Power Administration Puget Sound Energy James E Brooks Library Brookside Consulting - Allison Kimball Northern Kittitas County Tribune Daily Record Northwest Training Range Complex Yakima Training Center Kittitas Valley Healthcare Attn: CEO 603 S. Chestnut Street Ellensburg, WA 98926	CMOlcese@bpa.gov vlconnell@bpa.gov dxrodgers@bpa.gov rightofway@pse.com Dylan.Marcus@pse.com jorgenja@cwu.edu nelmsk@cwu.edu brooksideconsulting@gmail.com tribune@nkctribune.com terry@nkctribune.com snutt@kvnews.com legals@kvnews.com Kimberly.peacher@navy.mil Robert.d.bright10.civ@army.mil mark.a.gradwohl.civ@mail.mil (mailed)
Fire District (Paste from List)	Kittitas Valley Fire & Rescue (District 2) 2020 Vantage Highway Ellensburg, WA 98926 DNR (Southeast Region) 713 Bowers Road Ellensburg, WA 98926	elliotttr@kvfr.org
Irrigation District Options	Kittitas Reclamation District	sara@krdistrict.org
School District (Paste from list)		
Neighboring City (if applicable)		

Owner	Address2	City t2_State Zip
JOHNSON, SEAN E	11810 MANASTASH RD	ELLENSBURG, WA 98926
STATE OF WASH (DNR)	PO BOX 47016	OLYMPIA, WA 98504-7016
BROWN, WILLIAM B	11814 MANASTASH ROAD	ELLENSBURG, WA 98926-7803
ROELOFS, NATHAN WILLARD & ANGELA YONG	2704 NE 38TH AVE	PORTLAND, OR 97212