

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: (ACU-23-00003) Atlas

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: August 8, 2023

I certify that the following documentation:

- Notice of Application for ACU-23-00003 Atlas 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

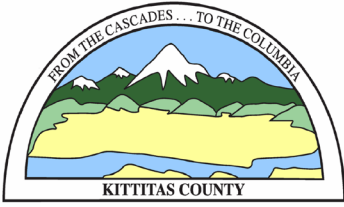
Chace Pedersen
Planner I
Community Development Services
County of Kittitas
State of Washington

Subscribed and sworn to before me this 8th day of August 2023



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

My appointment expires: 12-23-25



KITTTITAS 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

NOTICE OF APPLICATION

Notice of Application: Tuesday, August 8, 2023
Application Received: Thursday, July 13, 2023
Application Complete: Wednesday, August 2, 2023

Project File Number: ACU-23-00003

Project Name: Atlas Tower

Applicant: Atlas Tower 1 LLC, Victor Strand (landowner)

Location: One (1) parcel #818833, 4140 Manastash Rd, Ellensburg WA 98926, Section 18, T17, R18, WM in Kittitas County, bearing Assessor's map number 17-18-18010-0001.

Proposal: Atlas Tower and Victor Strand (landowner) 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.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to "Conditional Use Permits" & "ACU-23-00003 Atlas", Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on **Wednesday, August 23, 2023**. This is an administrative conditional use permit request and does not involve a public hearing. Any person has the right to comment on this application and request a copy of the decision once made. Written comments submitted to the County regarding this application will be included in the public record in their entirety. 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 Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with Kittitas County Community Development Services as outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$1670. Appeal procedures can vary according to the type of decision being appealed, and are described in Kittitas County Code, Title 15A.

Environmental Review (SEPA): The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the optional DNS process, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Mitigation measures may be required under applicable codes, such as Title 17 Zoning and the Fire Code, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the threshold determination may be obtained from the County.

Required Permits: Administrative Conditional Use Permit, SEPA

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

CANTERBERRY, ROGER & PATRICIA
221 BLAZING SKY LN
ELLENSBURG, WA 98926-9174

GEULA, NAISAN
PO BOX 249
ELLENSBURG, WA 98926

DICKINSON, STEVEN F & MICHELLE
4391 MANASTASH RD
ELLENSBURG, WA 98926-7827

WALSH, MICHAEL J ETUX
4621 MANASTASH RD
ELLENSBURG, WA 98926-7825

MFSR E LLC
PO BOX 393
NORTH BEND, WA 98045

STRAND, VICTOR A
4140 MANASTASH ROAD
ELLENSBURG, WA 98926

BLAND, BART G
3830 MANASTASH RD
ELLENSBURG, WA 98926-7830

CERAOLO, DAVID M & FRANCES E
131 BLAZING SKY LANE
ELLENSBURG, WA 98926

PIERCE, JUDITH C
PO BOX 184
TROY, ID 83871-0184

ALVAREZ, PORFIRIO & MARIA DE
LOURDES
4500 MANASTASH RD
ELLENSBURG, WA 98926-7826

MANASTASH RIDGE EXCAVATION LLC
PO BOX 636
ELLENSBURG, WA 98926-1918

BLAND FAMILY FARM PROPERTIES LLC
3830 MANASTASH RD
ELLENSBURG, WA 98926-7830

ROSS, ROBERT G
4131 MANASTASH RD
ELLENSBURG, WA 98926-7828

ELLIS, JAMES H ETUX
520 BLAZING SKY LN
ELLENSBURG, WA 98926-9176

Kittitas County Fire Marshal
dan.young@co.kittitas.wa.us

Kittitas County Sheriff's Dept.
kim.dawson@co.kittitas.wa.us

Kittitas County Board of County
Commissioners
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KittCom
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storch@kittcom.org

Kittitas County Code Enforcement
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Kittitas County Environmental Health
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Kittitas County Solid Waste Programs
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Department of Ecology
separegister@ecy.wa.gov
(Only use Register for Non-SEPA
Applications/Use PORTAL for SEPA
Required Projects)
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rand461@ECY.WA.GOV

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scott.chambers@dnr.wa.gov

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terry@nkctribune.com

Daily Record
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legals@kvnews.com

Army Corps of Engineers
Deborah.j.knaub@usace.army.mil
Jenae.N.Churchill@usace.army.mil

Bureau of Reclamation
1917 Marsh Road
Yakima, WA 98901
lhendrix@usbr.gov

Yakima Training Center
mark.a.gradwohl.civ@mail.mil

Northwest Training Range Complex
Kimberly.peacher@navy.mil
Robert.d.bright10.civ@army.mil

Kittitas County Assessor
Haley.mercer@co.kittitas.wa.us
Christine.garcia@co.kittitas.wa.us

Snoqualmie Tribe
steve@snoqualmietribe.us
dahp@snoqualmietribe.us
adam@snoqualmietribe.us

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sam.rushing@colvilletribes.com
connor.armi.hsy@colvilletribes.com
darnell.sam.adm@colvilletribes.com
john.sirois.adm@colvilletribes.com
milton.davis.adm@colvilletribes.com

Kittitas County P.U.D.

matt.boast@kittitaspud.com

Puget Sound Energy

rightofway@pse.com
Joseph.Pignatelli@pse.com

Bonneville Power Administration

CMOlcese@bpa.gov
vlconnell@bpa.gov

Forest Service

kimberly.larned@usda.gov

Washington State DOT

Jacob.Prilucik@wsdot.wa.gov
SCPlanning@wsdot.wa.gov
AviationLandUse@wsdot.wa.gov

Washington State Parks

PO Box 42650
Olympia, WA 98504-2650
ken.graham@parks.wa.gov

Kittitas Valley Healthcare

Attn: CEO
603 S. Chestnut Street
Ellensburg, WA 98926
(mailed)

Kittitas Reclamation District

sara@krdistrict.org

Ellensburg School District 401

kim.snider@esd401.org
leslee.caul@esd401.org
angela.garrettgordon@esd401.org
carol.chrisman@esd401.org
traci.russell@esd401.org

Kittitas Valley Fire & Rescue (District 2)

2020 Vantage Highway
Ellensburg, WA 98926
elliott@kvfr.org
delvoj@kvfr.org

City of Ellensburg

yusid@ci.ellensburg.wa.us
pubworks@ci.ellensburg.wa.us
comdev@ci.ellensburg.wa.us
energyservices@ci.ellensburg.wa.us

BUREAU OF LAND MANAGEMENT

915 N. WALLA WALLA
WENATCHEE WA 98801
(mailed)

From: [Teneal Norrbom](#)
To: [Chace Pedersen](#)
Subject: Re: ACU-23-00003 Atlas - (Publishing) Notice of Application
Date: Thursday, August 3, 2023 2:05:35 PM

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.

Perfect. I have released both legals.

Teneal Norrbom | Ellensburg Daily Record
509-925-1414 ext. 570223
www.dailyrecordnews.com
Classifieds: classified2@kvnews.com
Legals: legals@kvnews.com
Obituaries: obits@kvnews.com

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Sent: Thursday, August 3, 2023 2:02 PM
To: Teneal Norrbom <tnorrbom@kvnews.com>
Subject: RE: ACU-23-00003 Atlas - (Publishing) Notice of Application

CAUTION, this email originated from outside the organization.

It happens! 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

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, or reproduction is strictly prohibited. If you received this in error, please contact the sender immediately and delete the material from all devices.

From: Teneal Norrbom <tnorrbom@kvnews.com>
Sent: Thursday, August 3, 2023 1:49 PM

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

Subject: Re: ACU-23-00003 Atlas - (Publishing) Notice of Application

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.

Apparently, I'm having an off day.

I attached a new proof. Please let me know if it is approved.

Teneal Norrbom | Ellensburg Daily Record

509-925-1414 ext. 570223

www.dailyrecordnews.com

Classifieds: classified2@kvnews.com

Legals: legals@kvnews.com

Obituaries: obits@kvnews.com

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

Sent: Thursday, August 3, 2023 1:45 PM

To: Teneal Norrbom <tnorrbom@kvnews.com>

Subject: RE: ACU-23-00003 Atlas - (Publishing) Notice of Application

CAUTION, this email originated from outside the organization.

Hey Teneal,

It looks like an "L" is missing from July in the line near the bottom "Application Received: July 13, 2023".

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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From: Teneal Norrbom <tnorrbom@kvnews.com>
Sent: Thursday, August 3, 2023 1:38 PM
To: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Subject: Re: ACU-23-00003 Atlas - (Publishing) Notice of Application

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,

Attached is the last proof you requested. Please let me know if it has been approved.

Thank you!

Teneal Norrbom | Ellensburg Daily Record

509-925-1414 ext. 570223

www.dailyrecordnews.com

Classifieds: classified2@kvnews.com

Legals: legals@kvnews.com

Obituaries: obits@kvnews.com

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Sent: Thursday, August 3, 2023 1:17 PM
To: Teneal Norrbom <tnorrbom@kvnews.com>; KVNews Legals <legals@kvnews.com>
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Subject: ACU-23-00003 Atlas - (Publishing) Notice of Application

CAUTION, this email originated from outside the organization.

Good afternoon,

Please publish the attached legal in your paper as follows:

Daily Record: August 8, 2023

Please let me know if there are 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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message id: 38eb45916c6dcbdac24bb8719d004a14



ADVERTISING PROOF

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

BILLING DATE:	ACCOUNT NO:
08/03/23	50096

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
406960	NOTICE OF APPLICATIO	08/08/23	08/08/23	2	\$184.25

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	\$0.00	Gross:	\$184.25
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: \$184.25

We Appreciate Your Business!

NOTICE OF APPLICATION

Project Name (File Number): Atlas Tower (ACU-23-00003)

Applicant: Atlas Tower 1 LLC, Victor Strand (landowner)

Location: One (1) parcel #818833, Section 18, T17, R18, WM in Kittitas County, bearing Assessor's map number 17-18-18010-0001.

Proposal Project: Atlas Tower and Victor Strand (landowner) 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.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to "Conditional Use Permits" & "ACU-23-00003 Atlas", Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Wednesday, August 23, 2023**. This is an administrative conditional use permit request and does not involve a public hearing. Any person has the right to comment on this application and request a copy of the decision once made. Written comments submitted to the County regarding this application will be included in the public record in their entirety. All comments will be considered in the decisionmaking process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with Kittitas County Community Development Services as outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$1670. Appeal procedures can vary according to the type of decision being appealed, and are described in Kittitas County Code, Title 15A.

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

Required Permits: Administrative Conditional Use Permit, SEPA

Notice of Application: August 8, 2023
Application Received: July 13, 2023
Application Complete: August 2, 2023

PUBLISH: Daily Record: August 8, 2023 / LEGAL #: 406960

From: [Chace Pedersen](#)
To: [Dan Young](#); [Kim Dawson](#); ["long@kittcom.org"](#); ["storch@kittcom.org"](#); ["julie.kjorsvik@co.kittitas.wa.us"](#); [Toni Berkshire](#); [Public Health Inspectors](#); ["lisa.lawrence@co.kittitas.wa.us"](#); ["patti.stacey@co.kittitas.wa.us"](#); [Kelee Hodges](#); [Candie Leader](#); [Tate Mahre](#); [David Ohl](#); [Codi Fortier](#); ["enviroreview@yakama.com"](#); ["corrine_camuso@yakama.com"](#); ["jessica_lally@yakama.com"](#); ["noah_oliver@yakama.com"](#); ["casey_barney@yakama.com"](#); ["kozi@yakamafish-nsn.gov"](#); ["matj@yakamafish-nsn.gov"](#); ["Holly Barrick"](#); ["separegister@ecy.wa.gov"](#); ["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 \(DFW\)"](#); ["Torrey, Elizabeth M \(DFW\)"](#); ["DAHP SEPA \(DAHP\)"](#); ["jorgenja@cwu.edu"](#); ["nelmsk@cwu.edu"](#); [Jeremy Larson](#); ["Steph.miffiin@co.kittitas.wa.us"](#); ["Mau, Russell E \(DOH\)"](#); ["rivers@dnr.wa.gov"](#); ["brenda.young@dnr.wa.gov"](#); ["luke.warthen@dnr.wa.gov"](#); ["SEPACENTER@dnr.wa.gov"](#); ["MARTIN.MAUNEY@dnr.wa.gov"](#); ["scott.chambers@dnr.wa.gov"](#); ["brooksideconsulting@gmail.com"](#); ["tribune@nkctribune.com"](#); ["terry@nkctribune.com"](#); ["Teneal Norrbom"](#); [KVNews Legals](#); ["Deborah.j.knaub@usace.army.mil"](#); ["jenaen.churchill@usace.army.mil"](#); ["Hendrix, Leah D"](#); ["mark.a.gradwohl.civ@mail.mil"](#); ["kimberly.preacher@navy.mil"](#); ["robert.d.bright10.civ@army.mil"](#); [Haley Mercer](#); [Christy Garcia](#); ["steve@snoqualmietribe.us"](#); ["dahp@snoqualmietribe.us"](#); ["Adam Osbekoff"](#); ["guy.moura@colvilletribes.com"](#); ["sam.rushing@colvilletribes.com"](#); ["Connor Armi"](#); ["darnell.sam.adm@colvilletribes.com"](#); ["john.sirois.adm@colvilletribes.com"](#); ["milton.davis.adm@colvilletribes.com"](#); ["matt.boast@kittitaspud.com"](#); ["rightofway@pse.com"](#); ["joseph.pignatelli@pse.com"](#); ["CMOlcese@bpa.gov"](#); ["vlconnell@bpa.gov"](#); ["kimberly.larned@usda.gov"](#); ["Jacob.Prilucik@wsdot.wa.gov"](#); ["SCPlanning@wsdot.wa.gov"](#); ["AviationLandUse@wsdot.wa.gov"](#); ["ken.graham@parks.wa.gov"](#); ["sara@krdistrict.org"](#); ["kim.snider@esd401.org"](#); ["leslee.caul@esd401.org"](#); ["Angela Garrett-Gordon"](#); ["carol.chrisman@esd401.org"](#); ["traci.russell@esd401.org"](#); ["elliott@kvfr.org"](#); ["delvoj@kvfr.org"](#); ["yusid@ci.ellensburg.wa.us"](#); ["pubworks@ci.ellensburg.wa.us"](#); ["comdev@ci.ellensburg.wa.us"](#); ["energyservices@ci.ellensburg.wa.us"](#)
Cc: [Jamey Ayling](#); [Zach Torrance-Smith](#); ["Sandra Layton"](#); ["lukypugs@fairpoint.net"](#)
Subject: ACU-23-00003 Atlas - Notice of Application
Date: Tuesday, August 8, 2023 8:20:00 AM
Attachments: [ACU-23-00003 Atlas - NOA Memo.pdf](#)

Good morning,

CDS is requesting comments on the following Administrative Conditional Use application: ACU-23-00003 Atlas

Links to the file materials can be found below. The comment period will end on **August 23, 2023, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date. Please let me know if you have any issues accessing the materials.

Internal Link: [ACU-23-00003 Atlas](#)

External Link: [ACU-23-00003 Atlas](#)

If the links above do not work, please go to the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to "Conditional Use Permits" and then the project file number "ACU-23-00003 Atlas".

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