



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: LP-24-00002 Nelson View

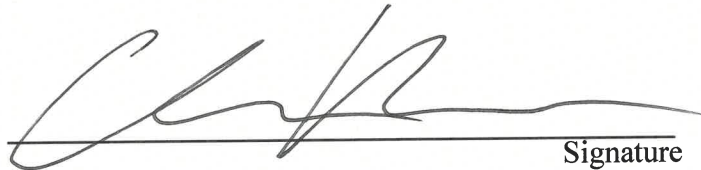
NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: April 9, 2024

I certify that the following documentation:

- Notice of Application for LP-24-00002 Nelson View

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 9th day of April 2024



Carlie Peebles
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: 2/13/27

From: [Chace Pedersen](#)
To: ["Sabrina Nutt"](#)
Subject: RE: LP-24-00002 Nelson View - (Publishing) Notice of Application
Date: Thursday, April 4, 2024 3:52:00 PM

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: Sabrina Nutt <snutt@kvnews.com>
Sent: Thursday, April 4, 2024 3:51 PM
To: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Subject: Re: LP-24-00002 Nelson View - (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.

Okay. I have updated the legal. Take a look

Sabrina Nutt | 509-925-1414 ext. 570223

Circulation: circ@kvnews.com

Legals: legals@kvnews.com

Classifieds: classified2@kvnews.com

Obituaries: www.dailyrecordnews.com

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Sent: Thursday, April 4, 2024 3:46 PM
To: Sabrina Nutt <snutt@kvnews.com>
Subject: RE: LP-24-00002 Nelson View - (Publishing) Notice of Application

CAUTION, this email originated from outside the organization.

I had to change some wording. Please see attached the corrected legal.

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: Sabrina Nutt <snutt@kvnews.com>
Sent: Thursday, April 4, 2024 3:42 PM
To: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Subject: Re: LP-24-00002 Nelson View - (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.

Hi, Chace,

The attached proof is pending approval for the following run date(s) 04/09.
Please make changes and give approval prior to the deadline of 04/08, 10:30am.

Thank you!

Sabrina Nutt | 509-925-1414 ext. 570223

Circulation: circ@kvnews.com

Legals: legals@kvnews.com

Classifieds: classified2@kvnews.com

Obituaries: www.dailyrecordnews.com

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

Sent: Thursday, April 4, 2024 3:23 PM

To: Sabrina Nutt <snutt@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>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>

Subject: LP-24-00002 Nelson View - (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: April 9, 2024

Please let me know if you have 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) 204-8237 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
04/04/24	50096

Jamey Ayling
 KC COMMUNITY DEVELOPMENT SERVICES
 411 N Ruby St, Suite 2
 ELLENSBURG, WA 98926

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
500598	NOA: Nelson View Pla	04/09/24	04/09/24	2	\$149.26

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
------	--------	-----------	---------------	-------	--------

Discount:	\$0.00	Gross:	\$149.26
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: \$149.26

We Appreciate Your Business!

Notice of Application

Project File Number: LP-24-00002

Project Name: Nelson View Plat

Applicant: Nelson View LLC

Location: One tax parcel (963647) located approximately .25 miles northwest of the intersection of Nelson Siding Rd and Talmadge Rd, in Section 20, Township 20, Range 14, W.M.; Kittitas County. The property bears Kittitas County map number 20-14-20058-0004.

Proposal: Nelson View LLC applied for a 5-lot plat (subdivision) on one (1) parcel totaling 25.03 acres of land. The proposal includes 5 residential lots ranging in size from 5.0 acres to 5.02 acres. The subject property is currently zoned Agriculture 5 with a Rural Residential land use designation.

Materials Available for Review: The submitted application and related filed documents may be examined on the CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to "Long Plats", "View Active Applications", then file "LP-24-00002 Nelson View" or in person at 411 N Ruby St. Suite 2, Ellensburg, WA 98926 during regular business hours. Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on April 24, 2024**. Any person has the right to comment on the application and request a copy of the decision once made.

Environmental Review: A Mitigated Determination of Non-Significance (MDNS) was issued for this project on June 29, 2023. A copy of the MDNS determination is included with the LP-24-00002 Nelson View project materials. SEPA number 202303157.

Public Hearing: An open record hearing will be scheduled before the Kittitas County Hearing Examiner. A public hearing notice will be issued establishing the date, time, and location of this hearing.

Required Permits: Preliminary and Final Plat Approval

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

Application Received: March 13, 2024
Application Complete: March 28, 2024
Notice of Application: April 9, 2024

PUBLISH: Daily Record: April 9, 2024 /
LEGAL #500598

SARGENT, DOUGLAS M ETUX
5891 NELSON SIDING RD
CLE ELUM, WA 98922

THROM, TYLER JAMES & MCKENNA
GRACE
411 W ALASKA AVE #2
ROSLYN, WA 98941

PORTERFIELD, MIRANDA
190 SUNSHINE WAY
CLE ELUM, WA 98922

BERNASCONI, JOE
PO BOX 1343
RENTON, WA 98057-1343

HARTMAN, BRENT
PO BOX 524
CLE ELUM, WA 98922-0524

DARLING, LONA J
23050 SUNSET RIDGE DR
PURCELL, OK 73080

NELSON VIEW LLC
800 PIONEER TRL
CLE ELUM, WA 98922-8086

PORTERFIELD, MIRANDA J
1378 SUNSET BEACH DR
NICEVILLE, FL 32578-4821

TEEM, SUSAN A
1001 BIG CREEK RD
CLE ELUM, WA 98922

DARLING, DAVID J
23050 SUNSET RIDGE DR
PURCELL, OK 73080

TTN ENTERPRISES LLC
22821 NE REDMOND FALL CITY RD
REDMOND, WA 98053-8303

LEE, ALBERT G JR & HOLLY K
4542 W CRAMER ST APT A
SEATTLE, WA 98199-1008

YOUNG, CRAIG & KIMBERLY
21830 13TH AVE S
DES MOINES, WA 98198

CHANEY, VAN G
1901 41ST AVE SW
SEATTLE, WA 98116-2002

PAUL L MAASEN IRREVOCABLE
TRUST
19406 102ND AVE SE
RENTON, WA 98055-6338

MASSA, PAUL M ETUX
1011 CAROL WAY
EDMONDS, WA 98020-2940

DOTY, GEORGE & CRYSTAL
750 TALMADGE RD
CLE ELUM, WA 98922-9449

LINK, JEFFREY C ETUX
100 SUNSHINE WAY
CLE ELUM, WA 98922-9489

WHALEN, CORY L & KIM LIAN
101 TALMADGE RD
CLE ELUM, WA 98922

DRENBERG, ROBERT A & MICHELLE
R
250 PIONEER TRL
CLE ELUM, WA 98922-8540

BNSF RAILWAY COMPANY
PO BOX 961089
FORT WORTH, TX 76161-0089

POLLARD, GREGORY
PO BOX 593
PRESTON, WA 98050-0593

WILSON, DEREK & KELLI
PO BOX 701
CLE ELUM, WA 98922

JERI A OSGOOD IRREVOCABLE
TRUST
19406 102ND AVE SE
RENTON, WA 98055-6338

BURNS, DAVIDA L
24208 N PERRY RD
COLBERT, WA 99005

PARK, DONG BYONG & MI-YOUNG
551 PIONEER TRL
CLE ELUM, WA 98922

RARDEN, HAILEY ANN & JUSTIN
TIMOTHY
50 PIONEER TRL
CLE ELUM, WA 98922-8523

GROVE, SETH & AMY
5290 NELSON SIDING RD
CLE ELUM, WA 98922-9439

COUPER, CAMERON JEFFREY
460 TALMADGE RD
CLE ELUM, WA 98922

BRAITHWAITE, KELLY & KYLE
2501 NELSON SIDING RD
CLE ELUM, WA 98922-9473

BRAITHWAITE, KYLE & KELLY
PO BOX 86
NORTH BEND, WA 98045-0086

BRAITHWAITE, CLAYTON & SARAH
PO BOX 983
CLE ELUM, WA 98922-0983

DARLING, NICKIE JODEAN
5171 NELSON SIDING RD
CLE ELUM, WA 98922-9440

STRONG, PATRICIA D
PO BOX 651
EASTON, WA 98925

WOOD, DEANNA & JOSEPH
5690 NELSON SIDING ROAD
CLE ELUM, WA 98922-9442

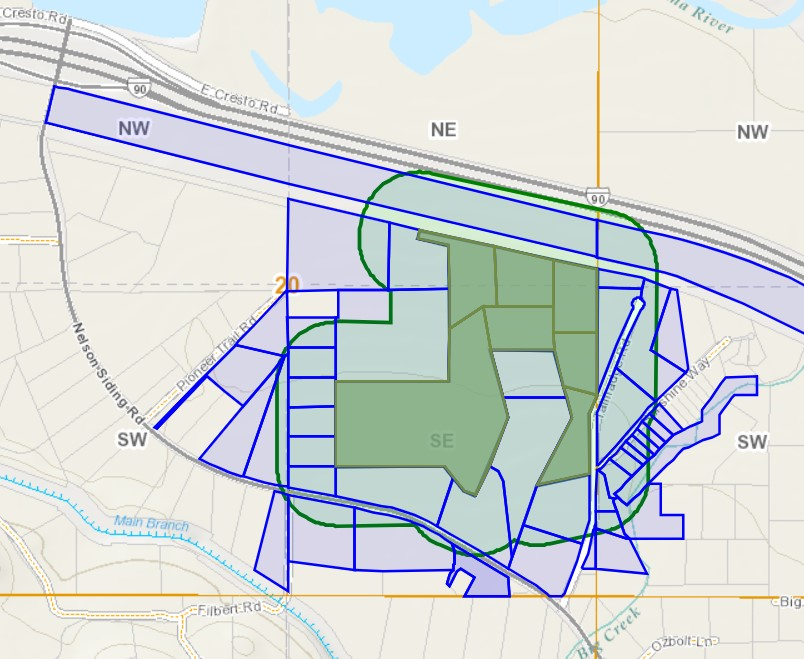
SENGSTOCK, FRANK G
4239 S 185TH
SEATTLE, WA 98188

WILEN, DANNY V & JANICE D
330 PIONEER TRAIL
CLE ELUM, WA 98922

	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. KittCom	marvin.douvier.sh@co.kittitas.wa.us kim.dawson@co.kittitas.wa.us adminstaff@kittcom.org storch@kittcom.org		
	Kittitas County Board of County Commissioners	julie.kjorsvik@co.kittitas.wa.us		
	Kittitas County Code Enforcement	laura.kukes@co.kittitas.wa.us		
	Kittitas County Environmental Health	PublicHealthInspectors@co.kittitas.wa.us		
	Kittitas County Solid Waste Programs	lisa.lawrence@co.kittitas.wa.us patti.stacey@co.kittitas.wa.us		
	Kittitas County Public Works	kelee.hodges.pw@co.kittitas.wa.us		
	Kittitas County Airport	candie.leader@co.kittitas.wa.us tate.mahre@co.kittitas.wa.us Jackie.sharp@co.kittitas.wa.us samantha.cox@co.kittitas.wa.us josh.fredrickson@co.kittitas.wa.us 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		
	Tribal Agencies & WA DAHP	Washington State DAHP	sepa@dahp.wa.gov	
		Yakama Nation	enviroreview@yakama.com corrine_camuso@yakama.com jessica_lally@yakama.com noah_oliver@yakama.com casey_barney@yakama.com kozj@yakamafish-nsn.gov matj@yakamafish-nsn.gov	
Colville Tribe		guy.moura@colvilletribes.com sam.rushing@colvilletribes.com connor.armi.hsy@colvilletribes.com 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	(Add this and SPUD (below) only if in Snoqualmie Pass Area)	
Department of Ecology		separegister@ecy.wa.gov tebu461@ecy.wa.gov lowh461@ECY.WA.GOV FormerOrchards@ecy.wa.gov wendy.neet@ecy.wa.gov crosepa@ecy.wa.gov rand461@ECY.WA.GOV	SEPA Required Projects)	
WA Dept. Fish and Wildlife		Scott.Downes@dfw.wa.gov Jennifer.Nelson@dfw.wa.gov Elizabeth.Torrey@dfw.wa.gov		
WA Dept. of Natural Resources		rivers@dnr.wa.gov brenda.young@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 1917 Marsh Road Yakima, WA 98901		lhendrix@usbr.gov	(mailed)	
Washington State Parks PO Box 42650 Olympia, WA 98504-2650		ken.graham@parks.wa.gov	(mailed)	
Bureau of Land Management 915 N. Walla Wall Wenatchee, WA 98801		(mailed)		
Forest Service Army Corps of Engineers	kimberly.larned@usda.gov Deborah.j.knaub@usace.army.mil	(mailed)		

	Washington State DOT	Jenae.N.Churchill@usace.army.mil Jacob.Prilucik@wsdot.wa.gov SCPlanning@wsdot.wa.gov AviationLandUse@wsdot.wa.gov
Additional Contacts	Bonneville Power Administration	CMOlcese@bpa.gov vlconnell@bpa.gov
	Puget Sound Energy	rightofway@pse.com Dylan.Marcus@pse.com
	James E Brooks Library	jorgenja@cwu.edu nelmsk@cwu.edu
	Brookside Consulting - Allison Kimball	brooksideconsulting@gmail.com
	Northern Kittitas County Tribune	tribune@nkctribune.com terry@nkctribune.com
	Daily Record	snutt@kvnews.com legals@kvnews.com
	Northwest Training Range Complex	Kimberly.peacher@navy.mil Robert.d.bright10.civ@army.mil mark.a.gradwohl.civ@mail.mil
	Yakima Training Center Kittitas Valley Healthcare Attn: CEO 603 S. Chestnut Street Ellensburg, WA 98926	(mailed)
Fire District (Paste from List)	Fire District #7 Attn: Fire Chief 31 Firehouse Road Cle Elum, WA 98922	office@kcf7.com
Irrigation District Options	Kittitas Reclamation District	sara@krdistrict.org
School District (Paste from list)	Cle Elum- Roslyn School District 404	robertsb@cersd.org communityrelations@cersd.org
Neighboring City (if applicable)	CITY OF CLE ELUM	mengelhart@cleelum.gov dlee@cleelum.gov vamick@cleelum.gov planning@cleelum.gov

Fire District Options



NOTICE OF APPLICATION

Project File Number: LP-24-00002

Project Name: Nelson View Plat

Applicant: Nelson View LLC

Location: One tax parcel (963647) located approximately .25 miles northwest of the intersection of Nelson Siding Rd and Talmadge Rd, in Section 20, Township 20, Range 14, W.M.; Kittitas County. The property bears Kittitas County map number 20-14-20058-0004.

Proposal: Nelson View LLC applied for a 5-lot plat (subdivision) on one (1) parcel totaling 25.03 acres of land. The proposal includes 5 residential lots ranging in size from 5.0 acres to 5.02 acres. The subject property is currently zoned Agriculture 5 with a Rural Residential land use designation.

Materials Available for Review: The submitted application and related filed documents may be examined on the CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to “Long Plats”, “View Active Applications”, then file “LP-24-00002 Nelson View” or in person at 411 N Ruby St. Suite 2, Ellensburg, WA 98926 during regular business hours. Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on April 24, 2024**. Any person has the right to comment on the application and request a copy of the decision once made.

Environmental Review: A Mitigated Determination of Non-Significance (MDNS) was issued for this project on June 29, 2023. A copy of the MDNS determination is included with the LP-24-00002 Nelson View project materials. SEPA number 202303157

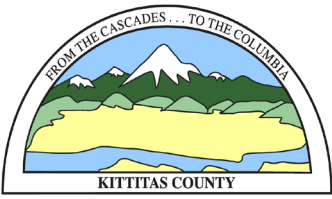
Public Hearing: An open record hearing will be scheduled before the Kittitas County Hearing Examiner. A public hearing notice will be issued establishing the date, time, and location of this hearing.

Required Permits: Preliminary and Final Plat Approval

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

Application Received:	March 13, 2024
Application Complete:	March 28, 2024
Notice of Application:	April 9, 2024

Publish Daily Record:	April 9, 2024
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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

NOTICE OF APPLICATION

Application Received: March 13, 2024

Application Complete: March 28, 2024

Notice of Application: April 9, 2024

Project File Number: LP-24-00002

Project Name: Nelson View Plat

Applicant: Nelson View LLC

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

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](#); [Jackie Sharp](#); [Jeremy Larson](#); ["Steph.mifflin@co.kittitas.wa.us"](#); [Haley Mercer](#); [Christy Garcia](#); ["ken.edwards@kittitaspud.com"](#); ["DAHP SEPA \(DAHP\)"](#); ["enviroreview@yakama.com"](#); ["Corrine Camuso"](#); ["Jessica Lally"](#); ["noah.oliver@yakama.com"](#); ["Casey Barney"](#); ["kozi@yakamafish-nsn.gov"](#); ["matj@yakamafish-nsn.gov"](#); ["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"](#); ["steve@snoqualmtribe.us"](#); ["dahp@snoqualmtribe.us"](#); ["Adam Osbekoff"](#); ["Mau, Russell E. \(DOH\)"](#); ["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 \(DFW\)"](#); ["rivers@dnr.wa.gov"](#); ["brenda.young@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"](#); ["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"](#); ["CMOIcece@bpa.gov"](#); ["Connell,Valorie L \(BPA\) - TERR-PASCO"](#); ["rightofway@pse.com"](#); ["dylan.marcus@pse.com"](#); ["jorgenja@cwu.edu"](#); ["nelmsk@cwu.edu"](#); ["brooksideconsulting@gmail.com"](#); ["tribune@nkctribune.com"](#); ["terry@nkctribune.com"](#); ["Sabrina Nutt"](#); ["KVNewsLegals"](#); ["kimberly.preacher@navy.mil"](#); ["robert.d.bright10.civ@army.mil"](#); ["mark.a.gradwohl.civ@mail.mil"](#); ["office@kcf7.com"](#); ["sara@krdistrict.org"](#); ["robertsb@cersd.org"](#); ["communityrelations@cersd.org"](#); ["mengelhart@cleelum.gov"](#); ["dlee@cleelum.gov"](#); ["vamick@cleelum.gov"](#); ["planning@cleelum.gov"](#)
Cc: [Jamey Ayling](#); [Zach Torrance-Smith](#); [Bradley Gasawski](#); [Chad Bala](#); [DTR Homes: Daron Rarden](#); ["JT Rarden"](#)
Subject: LP-24-00002 Nelson View - Notice of Application
Date: Tuesday, April 9, 2024 8:38:00 AM
Attachments: [LP-24-00002 Nelson View - Notices - NOA Memo.pdf](#)

Good morning,

CDS is requesting comment on the following 5-lot long plat application: LP-24-00002 Nelson View. Links to the file materials can be found below. The comment period will end **April 24, 2024, 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: [LP-24-00002 Nelson View](#)

External Link: [LP-24-00002 Nelson View](#)

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 “Long Plats – Post 2018 - Preliminary”, “View Active Applications”, and then the project file number “LP-24-00002 Nelson View”.

Thank you,

Chace Pedersen

Planner I

Kittitas County Community Development Services

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