



# KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office (509) 962-7506

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"Building Partnerships – Building Communities"

## Affidavit of Mailing & Publication

PROPOSAL NAME: Lockwood Administrative Conditional Use Permit

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: September 24, 2020

I certify that the following documentation:

- Notice of Application for the Lockwood Administrative Conditional Use Permit (ACU-20-00002) has been mailed 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

Rachael Stevie  
Community Development Services Planner  
County of Kittitas  
State of Washington

Subscribed and sworn to before me this 24<sup>th</sup> Day of September 2020

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

My appointment expires: 10-13-2020



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Start: 09/24/2020 Stop: 09/24/2020  
Times Ord: 1 Times Run: \*\*\*  
STD6 2.00 X 9.13 Words: 486  
Total STD6 18.26  
Class: 0001 LEGAL NOTICES  
Rate: LEG2 Cost: 159.41  
# Affidavits: 1

Contact: JEREMY JOHNSTON

Phone: (509)962-7506

Fax#:

Email: jeremy.johnston@co.kittitas.

Agency:

Ad Descrpt: N/APP ACU2000002 LOCKWOOD

Given by: RACHAEL STEVIE

P.O. #: ACU2000002/R STEVIE

Created: mwo18 09/17/20 09:07

Last Changed: mwo18 09/17/20 09:14

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AUTHORIZATION

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Salesperson: MEGAN WOODRUFF

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Acct #: 84329

Ad #: 2033960

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**NOTICE OF APPLICATION**

**Project Name:** Lockwood (ACU-20-00002)

**Applicant:** Jeri Lynn Lockwood, Landowner.

**Location:** 1 parcel #10692, in a portion of Section 20, TWP 20, R15, Kittitas County, bearing Assessor's map number 20-15-20014-0012.

**Proposed Project:** Jeri Lynn Lockwood, landowner, is proposing a Farm Stand with Enhanced Agricultural Sales to be provided, to include a tasting room, and the sale of prepared food & beverages, crafts, and floral arrangements. The subject property is zoned Rural 5 within a Rural Residential land use designation. Farm Stands with Enhanced Agriculture Sales are permitted uses within the Rural 5 zone with an Administrative Conditional Use permit.

**Materials Available for Review:** The submitted application and related filed documents may be examined on CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to "Conditional Use Permits" & "ACU-20-00002". In an effort to mitigate the spread of COVID-19 and the Governor's Safe Start Plan, Kittitas County Community Development Services is currently in Phase 3 and open to the public in a limited capacity for file review, however we strongly encourage you to view the documents on our website as provided above. Phone: (509) 962-7637

**Written Comments** on this proposal can be submitted to CDS any time prior to 5:00 p.m. on **Friday, October 9, 2020**. 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 \$154000. 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.

**Staff contact:** Rachael Stevie, Staff Planner: (509) 962-7637, [rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)

**Required Permits:** Administrative Conditional Use Permit, SEPA

Notice of Application: Thursday, September 24, 2020

Application Received: Tuesday, September 1, 2020

Application Complete: Tuesday, September 15, 2020

PUBLISH: Daily Record: Thursday, September 24, 2020

PUBLISH: NKC Tribune: Thursday, September 24, 2020

## Rachael Stevie (CD)

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**From:** Rachael Stevie (CD)  
**Sent:** Thursday, September 24, 2020 8:22 AM  
**To:** Pat Nicholson; Ryan McAllister; Kim Dawson; Julie Kjorsvik; Toni Berkshire; Jesse Cox; Holly Erdman; Lisa Lawrence; Patti Johnson; Candie Leader; Gail Weyand; Jessica Lally; Yakima Nation - J Marvin; Yakama Nation - Environmental Review; SEPA Register; SEPA Unit; DOE - gcle; DOE - lowh; 'migi461@ecy.wa.gov'; WDFW - Scott Downes; WDFW - Jennifer Nelson; WDFW - Elizabeth Torrey; WS DAHP ; James E Brooks Library - Jorgenja; James E Brooks Library - Nelmsk; Mike Flory; Douglas Mitchell; Jeremy Larson; Steph Mifflin; WA State Department of Health - Russell; becky.kennedy@dnr.wa.gov; cindy.preston@dnr.wa.gov; rivers@dnr.wa.gov; Allison Kimball (brooksideconsulting@gmail.com); (tribune@nkctribune.com); terry@nkctribune.com; mgallagher@kvnews.com; legals@kvnews.com; deborah.j.knaub@usace.army.mil; lhendrix@usbr.gov; Michael.j.daniels3.civ@mail.mil; mark.a.gradwohl.civ@mail.mil; Kimberly.peacher@navy.mil; 'roslyn@inlandnet.com'; 'wargog@cersd.org'; 'montgomeryr@cersd.org'; 'office@kcf7.com'; Noah Oliver; corrine\_camuso@yakama.com; 'Kate Valdez'; Guy Moura (HSY); 'Steven Mullen-Moses'; kdkistler@bpa.gov; klarned@fs.fed.us; Prilucik, Jacob; 'Kaiser, Mark'; Jacob Prilucik  
**Cc:** Jeremy Johnston; Kelly Bacon (CD); 'JeriLynn Lockwood'  
**Subject:** ACU-20-00002 Lockwood - Notice of Application  
**Attachments:** ACU-20-00002 Lockwood NOA.pdf; ACU-20-00002 Lockwood SEPA Checklist.pdf

Good morning,

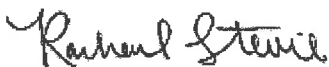
CDS is requesting comment on the following Administrative Conditional Use application ACU-20-00002 Lockwood, for a Farm Stand with Enhanced Agricultural Sales. Links to the file materials can be found below. I have attached the Notice of Application along with the SEPA Checklist. Kittitas County anticipates issuing a DNS for this project application and is using the optional SEPA process. The comment period will end **Friday, October 9, 2020 at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date. Links to the file materials can be found below. Please let me know if you have any issues accessing the materials.

[ACU-20-00002 Lockwood Internal](#)

[ACU-20-00002 Lockwood External](#)

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-20-00002 Lockwood".

Thank you and have a great day!



Planner I  
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