



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: Hembree Administrative Conditional Use Permit

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: January 28, 2021

I certify that the following documentation:

- Notice of Application for the Hembree Administrative Conditional Use Permit (ACU-20-00004)

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.

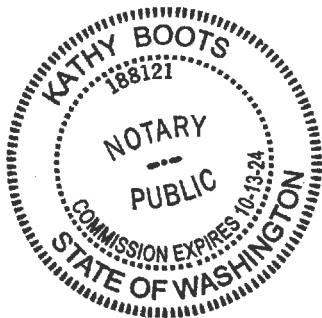
Signature

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

Subscribed and sworn to before me this 28th Day of January 2021

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

My appointment expires: 10-13-2024



Rachael Stevie (CD)

From: Rachael Stevie (CD)
Sent: Thursday, January 28, 2021 8:12 AM
To: Pat Nicholson; Ryan McAllister; Kim Dawson; Julie Kjorsvik; Toni Berkshire; Jesse Cox; Holly Erdman; Lisa Lawrence; Patti Johnson; Candie Leader; Gail Weyand; 'Yakima Nation - Jessica'; 'Yakima Nation - J Marvin'; 'Yakama Nation'; 'Yakama Nation - Enviromental Review'; 'SEPA Register'; 'SEPA Unit'; 'DOE - gcle'; 'DOE - lowh'; 'migi461@ecy.wa.gov'; 'WDFW - Scott Downes'; 'WDFW - Jennifer Nelson'; 'WDFW - Elizabeth Torrey'; 'SEPA (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'; Hendrix, Leah D; 'mark.a.gradwohl.civ@mail.mil'; 'Kimberly.peacher@navy.mil'; 'Robert Omans'; 'kswanson@cityofcleelum.com'; 'Lucy Temple'; 'wargog@cersd.org'; 'montgomeryr@cersd.org'; 'office@kcf7.com'; 'kdkistler@bpa.gov'; 'klarned@fs.fed.us'; 'prilucj@wsdot.wa.gov'; 'kaiserm@wsdot.wa.gov'; 'Jacob Prilucik'; 'Lynn.Harmon@PARKS.WA.GOV'
Subject: ACU-20-00004 Hembree - Notice of Application
Attachments: ACU-20-00004 Hembree NOA.pdf; ACU-20-00004 Hembree SEPA Checklist.pdf

Good morning,

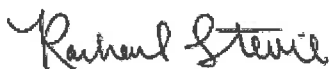
CDS is requesting comment on the following Administrative Conditional Use application ACU-20-00004 Hembree, for the construction of a new clubhouse to replace an existing clubhouse. Links to the file materials can be found below. I have attached the Notice of Application along with the SEPA Checklist. Kittitas County anticipates issuing a DNS for this project application and is using the optional SEPA process. The comment period will end **Friday, February 12, 2021 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-20-00004 Hembree - Internal](#)

[ACU-20-00004 Hembree - 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-20-00004 Hembree".

Thank you and have a great day!



Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
509-962-7637
rachael.stevie.cd@co.kittitas.wa.us

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414
Fax (509)925-5696

ORDER CONFIRMATION

Salesperson: MEGAN WOODRUFF

Printed at 01/22/21 13:49 by mwo18

Acct #: 84329

Ad #: 2042337

Status: New WHOLD

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

Start: 01/28/2021 Stop: 01/28/2021
Times Ord: 1 Times Run: ***
STD6 2.00 X 9.13 Words: 482
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 Descript: N/APP ACU-20-00004 HEMBRE
Given by: RACHAEL STEVIE
P.O. #: ACU-20-00004/STEVIE
Created: mwo18 01/22/21 13:39
Last Changed: mwo18 01/22/21 13:48

PUB ZONE EDT TP RUN DATES
DR A 97 S 01/28
DRWN LEG2 97 S 01/28

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509) 925-1414
Fax (509) 925-5696

ORDER CONFIRMATION (CONTINUED)

Salesperson: MEGAN WOODRUFF

Printed at 01/22/21 13:49 by mwo18

Acct #: 84329

Ad #: 2042337

Status: New WHOLD WHOI

NOTICE OF APPLICATION

Project Name: Hembree (ACU-20-00004)

Applicant: Jim Hembree, Landowner.

Location: 1 parcel #525934, with the SE ¼ Portion in Section 26, the NE ¼ Portion in Section 35, and NW ¼ Portion in Section 36, Township 20, Range 14, Kittitas County, bearing Assessor's map number 20-14-35011-0001.

Proposed Project: Jim Hembree, landowner, is proposing the construction of a new clubhouse to replace an existing clubhouse. The subject property is zoned Rural 5 within a Rural Residential land use designation. Clubhouses 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-20-00004". 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, February 12, 2021**. 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 \$1540. 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

Staff Contact: Rachael Stevie, Staff Planner: (509) 962-7637; email at rachael.stevie.cd@co.kittitas.wa.us

Notice of Application: Thursday, January 28, 2021
Application Received: Wednesday, December 23, 2020
Application Complete: Tuesday, January 19, 2021

PUBLISH: Daily Record: Thursday, January 28, 2021
PUBLISH: NKC Tribune: Thursday, January 28, 2021

130 AUGUSTA PL LLC
12624 SE 7TH PL
BELLEVUE, WA 98005-3514

BALLARD, DARREL
691 W ASPEN HILLS BLVD
SARATOGA SPRINGS, UT 84045-6603

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

CHMYR, NIKOLAY & MARIYA
11514 COUNTY LINE RD
EDGEWOOD, WA 98372-1252

DAHLQUIST, DEBBIE & JAMES
PO BOX 521
EASTON, WA 98925-0521

DUNN, JAMES L & DOROTHY M
4122 SE MONORE ST
SEATTLE, WA 98136-2336

FREES, JAY & CHRISTINA
16611 38TH AVE SE
BOTHELL, WA 98012-5401

GUIBERSON, MICHAEL ETUX
16119 121ST AVE NE
BOTHELL, WA 98011

HENRY, RUSSELL E
PO BOX 7176
BELLEVUE, WA 98008-1176

HIRSCH, PAMELA ANNE & ANDREW
17235 NE 4TH ST
BELLEVUE, WA 98008-4119

ANDERSON, CHARLES E & KAREN A
1321 LEISURE LAND LN
CLE ELUM, WA 98922-8702

BALLARD, PAUL & DEBORAH
506 N FLORAL AVE
CLE ELUM, WA 98922-1375

BOREK, JEFFREY T & KELLIS M
250 PEBBLE BEACH DR
CLE ELUM, WA 98922-9496

CONWAY, RICHARD R & SALLY A
PO BOX 706
CLE ELUM, WA 98922-0706

DAVISON, DENNIS A ETUX
120 PEBBLE BEACH DR
CLE ELUM, WA 98922-8506

ENGEN FAMILY REVOCABLE LIV TRUST
8128 213TH PL NE
REDMOND, WA 98053-2250

GRAHAM, GREG A
61 AUGUSTA PL
CLE ELUM, WA 98922-8501

HALL, JERALD A ETUX
20909 NE 142ND ST
WOODINVILLE, WA 98072

HILL, RENEE D
980 SAINT ANDREWS DR
CLE ELUM, WA 98922-9300

HORN, SHAWNNESSY PETERSON
13278 W MONTEREY WAY
LITCHFIELD PARK, AZ 85340-5915

ANSELMO, GEORGE & CAROL
PO BOX 1745
BUCKLEY, WA 98321-1745

BERTO-NORTON FAMILY LIVING TRUST
24131 SE 167TH ST
ISSAQUAH, WA 98027-8419

CAMERON, H SCOTT & ALICE P
230 PEBBLE BEACH DR
CLE ELUM, WA 98922-9496

COULTER, TAMMY A & GEORGE W
15903 441ST PL SE
NORTH BEND, WA 98045-8756

DEBOER, TED J ETUX
1101 SAINT ANDREWS DR
CLE ELUM, WA 98922-8657

FERGUSON, DANIELLE &
880 SAINT ANDREWS DR
CLE ELUM, WA 98922-8641

GROS, MELISSA M
311 PEBBLE BEACH DR
CLE ELUM, WA 98922-8521

HARNASCH, TIMOTHY J & DAWN
MARIE G
PO BOX 1573
SNOQUALMIE, WA 98065-1573

HILMER, KEITH & VICTORIA
421 DATE PL SW
MATTAWA, WA 99349-1971

HOUSER, GARY R ETUX
191 AUGUSTA PL
CLE ELUM, WA 98922

HOWARD, JEFFREY S ETUX
16350 NE 51ST ST
REDMOND, WA 98052

JACKSON, JORDAN & KELSEY
1050 10TH AVE NE UNIT 309
ISSAQUAH, WA 98029-7456

JANG, WONSİK &
1100 SAINT ANDREWS DR
CLE ELUM, WA 98922-8657

JOHNSON, MARK A & KATHRYN J
291 PEBBLE BEACH DR
CLE ELUM, WA 98922-9496

JOHNSON, STEPHEN D & STEPHANIE D
119 6TH AVE
KIRKLAND, WA 98033-5534

JONES, JAMES B & JUNE L
170 AUGUSTA PL
CLE ELUM, WA 98922-9492

JORGENSEN, LANCE A
17521 BOTHELL WAY NE
LAKE FOREST PARK, WA 98155-5501

KUKLISH, STEPHAN A & PAMELA ANN
8835 COVINGTON BLVD
FISHERS, IN 46037

LADIGES, KERRI & RYAN
3210 S DEARBORN ST
SEATTLE, WA 98144-3231

LANDRY, DAWN
1060 ST ANDREWS DR
CLE ELUM, WA 98922-8609

LEMAN, CHRIS J.
425 N 7TH AVE
OTHELLO, WA 99344

LINDBOM, JEFFREY S & YVONNE H
810 N 30TH ST
RENTON, WA 98056-2543

MADDUX, KIMBERLY A
708 E 3RD ST
CLE ELUM, WA 98922-1306

MANTHEY, SALLY
960 ST ANDREWS DR
CLE ELUM, WA 98922-9300

MCCOY, JONATHAN & TIFFANY
1129 104TH DR SE
LAKE STEVENS, WA 98258-9431

MEYERS, RICHARD H
23005 63RD AVE W
MOUNTLAKE TERRACE, WA 98043-
2936

MILNOR, BRUCE & LYNNE
1305 N 26TH ST
RENTON, WA 98056-2554

MOSOLF, KATHY
940 SAINT ANDREWS DR
CLE ELUM, WA 98922-9300

NELSON, MARVIN D ETUX
6221 NE 190TH ST
KENMORE, WA 98028

NEUBERGER, JERI M
191 PEBBLE BEACH DR
CLE ELUM, WA 98922

ODEGARD, MICHAEL A
14806 116TH PL NE
KIRKLAND, WA 98034-4638

OGBURN, JOHN
10 AUGUSTA PLACE
CLE ELUM, WA 98922-8501

PITTIS, MICHAEL W
561 PEBBLE BEACH DR
CLE ELUM, WA 98922

PITTIS, RICHARD M. ETUX
581 PEBBLE BEACH DR
CLE ELUM, WA 98922-9495

PITTIS, ZACKARY A & AMANDA
17837 1ST AVE S PMB 168
NORMANDY PARK, WA 98148-1728

POWER, ROBERT &
18543 NE 19TH PL
BELLEVUE, WA 98008-3325

PREHM, MARGARET L
11939 SE 169TH PL
RENTON, WA 98058-6002

RADABAUGH, WARREN A &
41 AUGUSTA PL
CLE ELUM, WA 98922-8501

RIACH, ELLA F
PO BOX 2613
STANWOOD, WA 98292-2613

RIACH, KENNETH G
50 KUHUKU CT
CLE ELUM, WA 98922-8520

RIACH, RONALD K
369 COLUMBIA AVE APT 129
LOS ANGELES, CA 90017-1256

SALMOND, ROBERT D
21014 NE 9TH ST
SAMMAMISH, WA 98074-6762

SHELDEN, ROBERT & LIANNE
101 AUGUSTA PL
CLE ELUM, WA 98922-9492

THOMPSON, ROBERT G & KATHRYN P
1903 E CRESCENT DR
SEATTLE, WA 98112-3409

WALKER, FLOYD
12504 NE 199TH ST
BOTHELL, WA 98011-7620

WOLFE, RICHARD E & PAULETTE
591 PEBBLE BEACH DR
CLE ELUM, WA 98922-9495

RONALD E BEQUETTE LIVING TRUST
330 HERMITAGE DR
CLE ELUM, WA 98922-8593

SCOTT, LAWRENCE P & SHARON E
11211 SE 223RD PL
KENT, WA 98031

SUN COUNTRY GOLF
704 4TH STREET
SNOHOMISH, WA 98290-2808

THOMPSON, RONDA & RAY
461 PEBBLE BEACH DR
CLE ELUM, WA 98922-8555

WILSON, FARRELL ETUX
4063 WILLIAMS AVE N
RENTON, WA 98056

YELLOWSC LLC
17235 NE 4TH ST
BELLEVUE, WA 98008-4119

ROSENOW, WILLIAM F & PERNA GAY
1010 SAINT ANDREWS DR
CLE ELUM, WA 98922-8609

SELMER, ROBIN A
PO BOX 333
CLE ELUM, WA 98922-0333

SUN COUNTRY MAINT. ASSOC.
PO BOX 244
CLE ELUM, WA 98922

VIVIANO, JUSTINE
1814 16TH CT NE
ISSAQUAH, WA 98029-7647

WINDOW VIEW LLC
3108 MOUNT RAINIER DRIVE S
SEATTLE, WA 98144

ZEILER, RICHARD D ETUX TRUSTEES
PO BOX 534
CLE ELUM, WA 98922