

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-23-00004) ACX

NOTIFICATION OF: Notice of SEPA Action & Notice of Decision

NOTIFICATION MAIL DATE: October 18, 2023

I certify that the following documentation:

- Notice of SEPA Action for ACU-23-00004 ACX SEPA Application
- Notice of Decision for ACU-23-00004 ACX Administrative Conditional Use

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
Community Development Services - Planner I
County of Kittitas
State of Washington

Subscribed and sworn to before me this 18th day of October 2023



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

My appointment expires: 12.23.25

From: [Chace Pedersen](#)
To: "ken.edwards@kittitaspud.com"; "[Connor Armi](#)"; "[Adam Osbekoff](#)"; "AviationLandUse@wsdot.wa.gov"; [Public Health Inspectors](#); "[ECY RE CRO SEPA Coordinator](#)"; [Tate Mahre](#); [Kelee Hodges](#); [Candie Leader](#); "delvoj@kvfr.org"; "delarosa2983@aol.com"; "juan.rivas@aldahra.com"
Cc: [Jamey Ayling](#); [Bradley Gasawski](#); [Zach Torrance-Smith](#); [Jeremy Larson](#)
Subject: ACU-23-00004 ACX - Notice of SEPA Action and Notice of Decision
Date: Wednesday, October 18, 2023 8:42:00 AM
Attachments: [ACU-23-00004 ACX - Notices - Notice of SEPA Action Memo.pdf](#)
[ACU-23-00004 ACX - SEPA MDNS Signed.pdf](#)
[ACU-23-00004 ACX SEPA Checklist.pdf](#)
[ACU-23-00004 ACX - Notices - Notice of Decision Memo.pdf](#)
[ACU-23-00004 ACX - Findings of Fact, Decision, and Conditions of Approval.pdf](#)

Good morning,

Please see the attached correspondence regarding the Administrative Conditional Use application ACU-23-00004 ACX.

- Notice of SEPA Action
- SEPA MDNS
- ACX SEPA Checklist
- Notice of Decision
- ACU Findings of Fact, Decision, and Conditions of Approval

All documents can be found here: [ACU-23-00004 ACX](#)

Any action to set aside, enjoin, review, or otherwise challenge such action on the grounds of non-compliance with the provisions of Chapter 43.21C RCW (State Environmental Policy Act) and pursuant to Chapter 15A.07.010 KCC, may be appealed by submitting specific factual objections in writing with a fee of \$1670.00 to Kittitas County Community Development Services, 411 North Ruby Street, Suite 2, Ellensburg, WA 98926. **Timely appeals must be received no later than 5:00pm, November 1, 2023.**

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

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NOTICE OF DECISION

Project Name (File Number): ACX Administrative Conditional Use (ACU-23-00004)

Owner: Al Dahra ACX Global Inc, Aldo De la Rosa (Authorized Agent)

Location: One (1) parcel #524934, Section 33, T18 R19, WM in Kittitas County, bearing Assessor's map number 18-19-33040-0011.

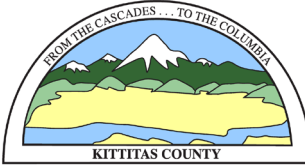
Notice is hereby given that on October 18, 2023, conditional preliminary approval was granted to Al Dahra ACX Global Inc. (landowners) and Aldo De la Rosa (authorized agent) for an administrative conditional use application to construct a 100'x120' shop and a 100'x80' office building on the existing ACX site. The subject property is zoned Agriculture 20.

Related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506 or found online at <https://www.co.kittitas.wa.us/cds/default.aspx> under "Planning", "Land Use", "Conditional Use Permits", and file number "ACU-23-00004 ACX".

Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this administrative land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$1670 to Kittitas County. The appeal deadline for this project is **November 1, 2023, at 5:00p.m.** Appeals shall be submitted to Kittitas County Community Development Services at 411 N Ruby St, Suite 2, Ellensburg, WA 98926.

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

| | |
|-------------------------------|---------------------------|
| Notice of Decision: | October 18, 2023 |
| Notice of Application: | September 19, 2023 |
| Application Received: | September 8, 2023 |
| Application Complete: | September 14, 2023 |
| Publish Daily Record: | October 18, 2023 |



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Office (509) 962-7506

NOTICE OF DECISION

TO: Applicant
Interested Parties (KCC 15A.06)

FROM: Chace Pedersen, Staff Planner

DATE: October 18, 2023

SUBJECT: Notice of Decision
ACX Administrative Conditional Use (ACU-23-00004)

Notice is hereby given that on October 18, 2023, conditional preliminary approval was granted to Al Dahra ACX Global Inc. (landowner) and Aldo De la Rosa (authorized agent) for an administrative conditional use application to construct a 100'x120' shop and a 100'x80' office building on the existing ACX site. The subject property is zoned Agriculture 20. The property is one (1) parcel #524934, Section 33, T18 R19, WM in Kittitas County, bearing Assessor's map number 18-19-33040-0011.

Related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506 or found online at <https://www.co.kittitas.wa.us/cds/default.aspx> under "Planning", "Land Use", "Conditional Use Permits", and file number "ACU-23-00004 ACX".

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Notice of SEPA Action
ACU-23-00004 ACX

NOTICE IS HEREBY given that pursuant to WAC 197-11-355 and RCW 43.21C.030(2)(c), Kittitas County Community Development Services did, on October 18, 2023, issue a Mitigated Determination of Non-Significance (MDNS) on the proposed SEPA application submitted by Al Dahra ACX Global Inc. (landowner) and Aldo De la Rosa (authorized agent). The applicants are proposing to construct a 100'x120' shop and a 100'x80' office building on the existing ACX site. Commercial Activities Associated with Agriculture may be authorized in Agriculture 20 and Commercial Agriculture zoning designations with an administrative conditional use permit. The subject property is zoned Agriculture 20. The ACX site also contains property zoned as Commercial Agriculture. The subject property is parcel #524934, in Section 33, Township 18, Range 19, in Kittitas County.

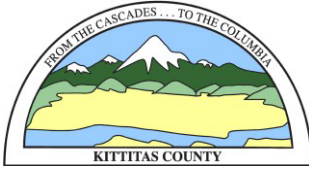
The lead agency for this proposal has determined that the proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C and WAC 197-11-355. This decision was made after review of a SEPA environmental checklist, and other information on file with the lead agency. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. The complete application file is available to the public on request or may be viewed at Kittitas County Community Development Services at 411 North Ruby St, Suite 2 Ellensburg, WA 98926, or on the county website. <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> (Conditional Use Permits, file number ACU-23-00004 ACX).

Any action to set aside, enjoin, review, or otherwise challenge such action on the grounds of non-compliance with the provisions of Chapter 43.21C RCW (State Environmental Policy Act) and pursuant to Chapter 15A.07.010 KCC, may be appealed by submitting specific factual objections in writing with a fee of \$1670.00 to Kittitas County Community Development Services, 411 North Ruby Street, Suite 2, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00pm, November 1, 2023.

Direct questions regarding this proposal to:

Chace Pedersen
411 N. Ruby St. Suite 2
Ellensburg, WA. 98926
509-962-7637
chace.pedersen@co.kittitas.wa.us

Date: October 18, 2023
Publish Daily Record: October 18, 2023
Appeal Period Ends: November 1, 2023



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Office (509) 962-7506

“Building Partnerships – Building Communities”

NOTICE OF SEPA ACTION

To: Applicable Agencies
Parties of Record
Applicant

From: Chace Pedersen, Planner I

Date: October 18, 2023

Subject: ACU-23-00004 ACX – SEPA MDNS

NOTICE IS HEREBY given that pursuant to WAC 197-11-355 and RCW 43.21C.030(2)(c), Kittitas County Community Development Services did, on October 18, 2023, issue a Mitigated Determination of Non-Significance (MDNS) on the proposed SEPA application submitted by Al Dahra ACX Global Inc. (landowner) and Aldo De la Rosa (authorized agent). The applicants are proposing to construct a 100'x120' shop and a 100'x80' office building on the existing ACX site. Commercial Activities Associated with Agriculture may be authorized in Agriculture 20 and Commercial Agriculture zoning designations with an administrative conditional use permit. The subject property is zoned Agriculture 20. The ACX site also contains property zoned as Commercial Agriculture. The subject property is parcel #524934, in Section 33, Township 18, Range 19, in Kittitas County.

The lead agency for this proposal has determined that the proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C and WAC 197-11-355. This decision was made after review of a SEPA environmental checklist, and other information on file with the lead agency. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. The complete application file is available to the public on request or may be viewed at Kittitas County Community Development Services at 411 North Ruby St, Suite 2 Ellensburg, WA 98926, or on the county website. <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> (Conditional Use Permits, file number ACU-23-00004 ACX).

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Chace Pedersen
411 N. Ruby St. Suite 2
Ellensburg, WA. 98926
509-962-7637
chace.pedersen@co.kittitas.wa.us

From: [Chace Pedersen](#)
To: "Teneal Norrbom"
Subject: RE: ACU-23-00004 ACX - (Publishing) Notice of SEPA Action and Decision
Date: Tuesday, October 17, 2023 9:30:00 AM

Approved.

Thanks!

Chace Pedersen

Planner I

Kittitas County Community Development Services

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Ellensburg, WA 98926

Office: (509) 962-7637

chace.pedersen@co.kittitas.wa.us

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From: Teneal Norrbom <tnorrbom@kvnews.com>
Sent: Tuesday, October 17, 2023 9:28 AM
To: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Subject: Re: ACU-23-00004 ACX - (Publishing) Notice of SEPA Action and Decision

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.

Good morning, Chace,

I have attached both proofs scheduled for 10/18.

Please give approval prior to the deadline of 10/17, 10:30am.

Thank you,



ADVERTISING PROOF

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

| BILLING DATE: | ACCOUNT NO: |
|---------------|-------------|
| 10/17/23 | 50096 |

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

| AD # | DESCRIPTION | START | STOP | TIMES | AMOUNT |
|--------|----------------------|----------|----------|-------|----------|
| 436107 | Notice of Decision P | 10/18/23 | 10/18/23 | 2 | \$119.25 |

Payments:

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

| | | | |
|------------|--------|--------------|----------|
| Discount: | \$0.00 | Gross: | \$119.25 |
| Surcharge: | \$0.00 | Paid Amount: | \$0.00 |
| Credits: | \$0.00 | | |

Amount Due: \$119.25

We Appreciate Your Business!

Notice of Decision

Project Name (File Number): ACX Administrative Conditional Use (ACU-23-00004)

Owner: Al Dahra ACX Global Inc, Aldo De la Rosa (Authorized Agent)

Location: One (1) parcel #524934, Section 33, T18 R19, WM in Kittitas County, bearing Assessor's map number 18-19-33040-0011.

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Notice of Decision: October 18, 2023
Notice of Application: September 19, 2023
Application Received: September 8, 2023
Application Complete: September 14, 2023

PUBLISH: Daily Record: October 18, 2023 / LEGAL #: 436107



ADVERTISING PROOF

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

| BILLING DATE: | ACCOUNT NO: |
|---------------|-------------|
| 10/17/23 | 50096 |

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

| AD # | DESCRIPTION | START | STOP | TIMES | AMOUNT |
|--------|----------------------|----------|----------|-------|----------|
| 436111 | NOTICE of SEPA Actio | 10/18/23 | 10/18/23 | 2 | \$156.74 |

Payments:

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

| | | | |
|------------|---------------|--------------|-----------------|
| Discount: | \$0.00 | Gross: | \$156.74 |
| Surcharge: | \$0.00 | Paid Amount: | \$0.00 |
| Credits: | \$0.00 | | |

Amount Due: \$156.74

We Appreciate Your Business!

**NOTICE of SEPA Action
ACU-23-00004 ACX**

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(Conditional Use Permits, file number ACU-23-00004 ACX).

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Date: October 18, 2023

Appeal Period Ends: November 1, 2023

PUBLISH: Daily Record: October 18, 2023/LEGAL #: 436111