



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: (ACU-23-00004) ACX

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: September 19, 2023

I certify that the following documentation:

- Notice of Application for ACU-23-00004 ACX 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 19th day of September 2023



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

My appointment expires: 12.23.25

From: [Chace Pedersen](#)
To: Dan Young; Marvin Douvier (SH); 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; "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"; "jenea.n.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@snoqualmtribe.us"; "dahp@snoqualmtribe.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"; "cid@fairpoint.net"; "kim.snider@esd401.org"; "leslee.caul@esd401.org"; "Angela Garrett-Gordon"; "carol.chrisman@esd401.org"; "traci.russell@esd401.org"; "elliotttr@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; "delarosa2983@aol.com"; "juan.rivas@aldahra.com"
Subject: ACU-23-00004 ACX - Notice of Application
Date: Tuesday, September 19, 2023 8:27:00 AM
Attachments: [ACU-23-00004 ACX - Notices - Notice of Application Memo.pdf](#)

Good morning,

CDS is requesting comments on the following Administrative Conditional Use application: ACU-23-00004 ACX

Links to the file materials can be found below. The comment period will end on **Wednesday, October 4, 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-23-00004 ACX](#)

External Link: [ACU-23-00004 ACX](#)

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-23-00004 ACX".

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

NOTICE OF APPLICATION

Project Name: ACX (ACU-23-00004)

Applicant: 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.

Proposed Project: Al Dahra ACX Global Inc. is 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.

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-23-00004 ACX", Phone: (509) 962-7506

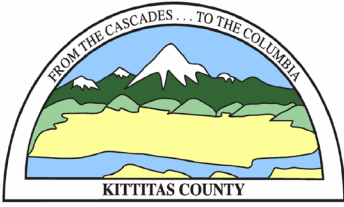
Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Wednesday, October 4, 2023**. This is an administrative conditional use permit request and does not involve a public hearing. Any person has the right to comment on this application and request a copy of the decision 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.

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

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

Notice of Application:	September 19, 2023
Application Received:	September 8, 2023
Application Complete:	September 14, 2023
Publish Daily Record:	September 19, 2023



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cds@co.kittitas.wa.us
Office 509-962-7506

Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: Tuesday, September 19, 2023
Application Received: Friday, September 8, 2023
Application Complete: Thursday, September 14, 2023

Project File Number: ACU-23-00004

Project Name: ACX

Applicant: 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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Required Permits: Administrative Conditional Use Permit, SEPA, Building Permit

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

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Kittitas County Sheriff's Dept.
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Kittitas County Board of County
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SCPlanning@wsdot.wa.gov
AviationLandUse@wsdot.wa.gov

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ken.graham@parks.wa.gov

Kittitas Valley Healthcare

Attn: CEO
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Ellensburg, WA 98926
(mailed)

Cascade Irrigation District

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City of Ellensburg

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BUREAU OF LAND MANAGEMENT

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WENATCHEE WA 98801
(mailed)

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920 E PACIFIC COAST HWY
WILMINGTON, CA 90744-2725

FORSTER PROPERTIES LLC
411 WATSON RD
ELLENSBURG, WA 98926-7290

KITTITAS CO (PUBLIC WORKS)
411 N RUBY ST STE 1
ELLENSBURG, WA 98926

OLEA, STACY & ROBERT B JR
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ELLENSBURG, WA 98926-6882

GORDON, WILLIAM M & LAURIE
260 NANEUM RD
ELLENSBURG, WA 98926-6973

RITCHIE, JOSEPH DANIEL
460 WATSON RD
ELLENSBURG, WA 98926-7290

RAVET, RICHARD T
5595 VANTAGE HWY
ELLENSBURG, WA 98926

PAUL, CHERYL A
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ELLENSBURG, WA 98926-7291

CATLIN, RICHARD A & TARA
830 WATSON RD
ELLENSBURG, WA 98926-7292

RAAP, LAURENCE D
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SEATON, JAMES A & CARRIE R
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ELLENSBURG, WA 98926-9502

CLERF FAMILY LLC
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KITTITAS, WA 98934-0635

CITY OF ELLENSBURG
501 N ANDERSON ST
ELLENSBURG, WA 98926-3147

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WILMINGTON, CA 90744-2725

AL DAHRA ACX INC
920 E PACIFIC COAST HWY
WILMINGTON, CA 90744

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ELLENSBURG, WA 98926

RAAP, JEFFREY P
3300 FAIRVIEW RD
ELLENSBURG, WA 98926-7105

STEWART, GLENN L JR & CHARLINA R
6790 VANTAGE HWY
ELLENSBURG, WA 98926

COMBS, JEREMY
6571 VANTAGE HWY
ELLENSBURG, WA 98926-9506

From: [Chace Pedersen](#)
To: "Teneal Norrbom"
Subject: RE: ACU-23-00004 ACX - (Publishing) Notice of Application
Date: Friday, September 15, 2023 9:19:00 AM

Approved.

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: Friday, September 15, 2023 9:17 AM
To: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Subject: Re: ACU-23-00004 ACX - (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.

Good morning, Chace,

The attached proof is pending approval for the following run date(s) 9/19.

Please give approval prior to the deadline of 9/15, 10:30am.

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, September 14, 2023 4:26 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-23-00004 ACX - (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: September 19, 2023

Please let me know if you have any questions or concerns.

Thanks!

Chace Pedersen

Planner I

Kittitas County Community Development Services

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BILLING DATE:	ACCOUNT NO:
09/15/23	50096

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
423614	NOTICE OF APPLICATIO	09/19/23	09/19/23	2	\$194.26

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	\$0.00	Gross:	\$194.26
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: \$194.26

We Appreciate Your Business!

NOTICE OF APPLICATION

Project Name: ACX (ACU-23-00004)

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

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

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Application Received: September 8, 2023
Application Complete: September 14, 2023

PUBLISH: Daily Record: September 19, 2023/LEGAL #: 423614