

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: (LP-23-00003) McAllister Summit

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: August 10, 2023

I certify that the following documentation:

- Notice of Application for LP-23-00003 McAllister Summit Plat

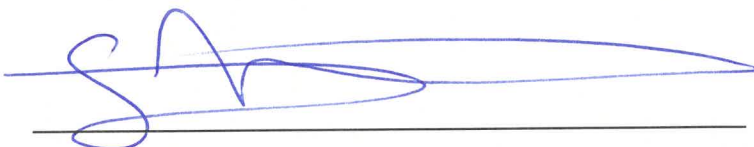
has been mailed and/or emailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.



 Signature

Chace Pedersen
 Community Development Services Planner I
 County of Kittitas
 State of Washington

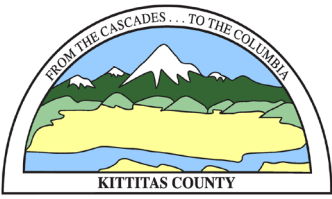
Subscribed and sworn to before me this 10th day of August 2023





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

My appointment expires: 12-23-25



KITTTITAS 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

Notice of Application: August 10, 2023

Application Received: June 28, 2023

Application Complete: July 21, 2023

Project File Number: LP-23-00003

Project Name: McAllister Summit Plat

Applicant: Louise McAllister Trust

Location: Two tax parcels (707835 and 747835) located approximately .25 miles southeast of the intersection of Yellowstone Rd and I-90, off Yellowstone Rd in Section 9, Township 22, Range 11, W.M.; Kittitas County. The properties bear Kittitas County Map numbers 22-11-09011-0001 and 22-11-09011-0005.

Proposal: Louise McAllister Trust submitted an application for an 8-lot plat (subdivision) on 2 parcels totaling 11.27 acres of land. The proposal includes 8 residential lots ranging in size from 0.31 acres to 8.8 acres. The subject properties are currently zoned LAMIRD Type 1 - Residential with a LAMIRD 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", then the Project File Number under "LP-23-00003 McAllister Summit" 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 Friday, August 25, 2023**. Any person has the right to comment on the application and request a copy of the decision once made.

Environmental Review: The County expects to issue a Determination of Non-Significance (DNS) for this proposal and will use the optional DNS process under WAC 197-11-355, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. A copy of the threshold determination may be obtained from the County once made.

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, SEPA, Grading Permit, Well/Septic permits, potential FPA permit from Department of Natural Resources.

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

LEWIS, JONATHAN &
2463 26TH AVE E
SEATTLE, WA 98112-2612

REISSLER, CHELSEA
PO BOX 124
SNOQUALMIE PASS, WA 98068-0124

LOUISE MCALLISTER TRUST
4731 SW BIRDSONG DR
CORVALLIS, OR 97333-1495

LEWARCH, DENNIS E
538 NE 126TH ST
SEATTLE, WA 98125

EIB, JUDY A
PO BOX 1
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3083 SE 16TH ST
NORTH BEND, WA 98045-8685

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PO BOX 51
SNOQUALMIE PASS, WA 98068

BOUDREAU, EDDIE
PO BOX 123
SNOQUALMIE PASS, WA 98068-0123

SHIACH, DAVID Y
3404 97TH AVE SE
MERCER ISLAND, WA 98040

SCHULTZ, KEITH K
18106 NE 27TH ST
REDMOND, WA 98052-5947

CROMARTY, MARY M S ETAL
PO BOX 4464
SOUTH COLBY, WA 98384-0464

PASS YELLOWSTONE LLC
401 N 36TH ST STE 102
SEATTLE, WA 98103-8630

GALGON, GRETL DUPRE
6855 20TH AVE NE
SEATTLE, WA 98115-6945

KRISTINA EMERSON TRUST
2593 NE PARK DRIVE
ISSAQUAH, WA 98029-2624

MOUNTAIN PARADISE LLC
516 15TH AVE E
SEATTLE, WA 98112-4513

GUY, PHILIP C ETUX
14604 196TH AVE SE
RENTON, WA 98059

GILLIHAN, BENJAMIN DAVID &
ELIZABETH KOCH
26328 MARINE VIEW DR S
DES MOINES, WA 98198-9130

BLANCHARD, JACK DWIGHT
BLANCHARD LIV TRUST
2433 SW 149TH ST
BURIEN, WA 98166-1646

JOHNSON, CHRISTINE L
27810 217th AVENUE SE
MAPLE VALLEY, WA 98038

BOWLES, LAURIE & DARYLE G
14015 40TH DR SE
MILL CREEK, WA 98012-8963

WATERS, YOLANDE M
1026 NE 98TH ST
SEATTLE, WA 98115-2230

HARMON, RONALD D JR & TIFFANY T
505 BROADWAY UNIT 603
TACOMA, WA 98402

RIDER, PAUL E ETUX
850 S MARINE HILLS WAY
FEDERAL WAY, WA 98003-3183

CHAIR PEAK PRODUCTIONS LLC
8137 28TH AVE SW
SEATTLE, WA 98126-3519

BOUDREAU, EDDIE G
PO BOX 123
SNOQUALMIE PASS, WA 98068-0123

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124 EASTSIDE OROVILLE RD
OROVILLE, WA 98844-9578

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TACOMA, WA 98402-3997

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WENATCHEE, WA 98801

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PO BOX 37
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1901 4TH AVE N
SEATTLE, WA 98109-2604

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218 S 304TH PL
FEDERAL WAY, WA 98003

DAHLSTROM, RICHARD P & DONNA R
PO BOX 222
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4237 87TH AVE SE
MERCER ISLAND, WA 98040-4126

LEWIS, JONATHAN & CHRISTINE
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SEATTLE, WA 98112-2612

Kittitas County Fire Marshal
dan.young@co.kittitas.wa.us

Kittitas County Sheriff's Dept.
kim.dawson@co.kittitas.wa.us

Kittitas County Board of County
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Department of Ecology
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(Only use Register for Non-SEPA
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Required Projects)
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terry@nkctribune.com

Daily Record
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legals@kvnews.com

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Jenae.N.Churchill@usace.army.mil

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Robert.d.bright10.civ@army.mil

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milton.davis.adm@colvilletribes.com

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SCPlanning@wsdot.wa.gov
AviationLandUse@wsdot.wa.gov

BUREAU OF LAND MANAGEMENT

915 N. WALLA WALLA
WENATCHEE WA 98801
(mailed)

Kittitas County P.U.D.

matt.boast@kittitaspud.com

Puget Sound Energy

rightofway@pse.com
Joseph.Pignatelli@pse.com

Washington State Parks

ken.graham@parks.wa.gov
PO Box 42650
Olympia, WA 98504-2650

Easton School District 28

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jensens@easton.wednet.edu
millerj@easton.wednet.edu

Bonneville Power Administration

CMOlcese@bpa.gov
vlconnell@bpa.gov

Forest Service

kimberly.larned@usda.gov

Kittitas Valley Healthcare

Attn: CEO
603 S. Chestnut Street
Ellensburg, WA 98926
(mailed)

KCFD #51 (Snoq. Pass)

PO Box 99
Snoqualmie Pass, WA 98068
jwiseman@spfire.org

From: [Jana Stoner \(NKC Tribune\)](#)
To: [Chace Pedersen](#)
Cc: [NKC Tribune Advertising Department](#)
Subject: Re: LP-23-00003 McAllister Summit - (Publishing) Notice of Application
Date: Wednesday, August 2, 2023 3:17:58 PM

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.

CONFIRMATION OF RECEIPT.

We have received your notice and will publish as requested. If requested, a proof and quote will be sent prior to our Tuesday deadline for your approval.

Jana E. Stoner - Publisher / CEO
jana@nkctribune.com

(509) 674-2511 ext. 7206
P.O. Box 308 | 807 W. Davis St., suite 101A
Cle Elum, WA 98922

– Northern Kittitas County Tribune
– U.K.C. Builders' Planning Guide
– EXPLORE! Central Cascades Visitor Guide

www.NKCTribune.com

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Date: Wednesday, August 2, 2023 at 2:35 PM
To: Teneal Norrbom <tnorrbom@kvnews.com>, KVNews Legals <legals@kvnews.com>, "Terry Hamberg (NKC Tribune)" <terry@nkctribune.com>, "Jana Stoner (NKC Tribune)" <jana@nkctribune.com>, NKC Tribune Advertising Department <ads@nkctribune.com>
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>, Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Subject: LP-23-00003 McAllister Summit - (Publishing) Notice of Application

Good Afternoon,

Please publish the attached legal in your paper as follows:

Daily Record: August 10, 2023

NKCT: August 10, 2023

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

From: [Chace Pedersen](#)
To: [Teneal Norrbom](#)
Subject: RE: LP-23-00003 McAllister Summit - (Publishing) Notice of Application
Date: Thursday, August 3, 2023 1:25:00 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

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From: Teneal Norrbom <tnorrbom@kvnews.com>
Sent: Thursday, August 3, 2023 1:24 PM
To: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Subject: Re: LP-23-00003 McAllister Summit - (Publishing) Notice of Application

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Yup, it sure did. I have corrected it and attached a new proof for your approval.

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, August 3, 2023 1:20 PM

To: Teneal Norrbom <tnorrbom@kvnews.com>

Subject: RE: LP-23-00003 McAllister Summit - (Publishing) Notice of Application

CAUTION, this email originated from outside the organization.

Hey Teneal,

The only thing I see wrong is at the bottom of the legal, it looks like a "T" was added to "PUBLISH: NKCT: August 10, 2023"

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: Thursday, August 3, 2023 1:08 PM

To: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>; KVNews Legals <legals@kvnews.com>; terry@nkctribune.com; jana@nkctribune.com; ads@nkctribune.com

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>

Subject: Re: LP-23-00003 McAllister Summit - (Publishing) Notice of Application

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Hi, Chace,

We have a little time, it's just that you normally get back to me right away and I just want to make sure this wasn't forgotten about.

Thank you!

Teneal Norrbom | Ellensburg Daily Record

509-925-1414 ext. 570223

www.dailyrecordnews.com

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Legals: legals@kvnews.com

Obituaries: obits@kvnews.com

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Sent: Wednesday, August 2, 2023 3:05 PM

To: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>; KVNews Legals <legals@kvnews.com>; terry@nkctribune.com <terry@nkctribune.com>; jana@nkctribune.com <jana@nkctribune.com>; ads@nkctribune.com <ads@nkctribune.com>

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>

Subject: Re: LP-23-00003 McAllister Summit - (Publishing) Notice of Application

Good afternoon, Chace,

Please see attached for your legal proof scheduled to run on 8/10

Please reply back with a final approval or any needed changes by our 10:30am deadline on 8/9.

Thank you and have a great day!

Teneal Norrbom | Ellensburg Daily Record

509-925-1414 ext. 570223

www.dailyrecordnews.com

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Legals: legals@kvnews.com

Obituaries: obits@kvnews.com

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

Sent: Wednesday, August 2, 2023 2:34 PM

To: Teneal Norrbom <tnorrbom@kvnews.com>; KVNews Legals <legals@kvnews.com>;
terry@nkctribune.com <terry@nkctribune.com>; jana@nkctribune.com <jana@nkctribune.com>;
ads@nkctribune.com <ads@nkctribune.com>

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Zach Torrance-Smith
<zach.torrancesmith@co.kittitas.wa.us>

Subject: LP-23-00003 McAllister Summit - (Publishing) Notice of Application

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Planner I

Kittitas County Community Development Services

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chace.pedersen@co.kittitas.wa.us

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08/03/23	50096

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
406558	NOTICE OF APPLICATIO	08/10/23	08/10/23	2	\$164.25

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	\$0.00	Gross:	\$164.25
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: \$164.25

We Appreciate Your Business!

NOTICE OF APPLICATION

Project File Number: LP-23-00003
Project Name: McAllister Summit Plat
Applicant: Louise McAllister Trust

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Chace Pedersen: (509) 962-7637; email at chace.pedersen@co.kittitas.wa.us.

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PUBLISH: NKCT: August 10, 2023
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Subject: LP-23-00003 McAllister Summit - Notice of Application
Date: Thursday, August 10, 2023 9:16:00 AM
Attachments: [LP-23-00003 McAllister Summit - NOA Memo.pdf](#)
[LP-23-00003 McAllister Summit - Preliminary Plat Small.pdf](#)
[LP-23-00003 McAllister Summit - Project Narrative.pdf](#)
[LP-23-00003 McAllister Summit - SEPA Application.pdf](#)

Good morning,

CDS is requesting comment on the following 8-lot long plat application: LP-23-00003 McAllister Summit. Links to the file materials can be found below. The comment period will end **Friday, August 25, 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: [LP-23-00003 McAllister Summit](#)

External Link: [LP-23-00003 McAllister Summit](#)

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" and then the project file number "LP-23-00003 McAllister Summit".

Thank you,

Chace Pedersen

Planner I

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