



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: (SE-21-00006) Nunnally Holdings

NOTIFICATION OF: Notice of SEPA Action

NOTIFICATION MAIL DATE: May 26, 2022

I certify that the following documentation:

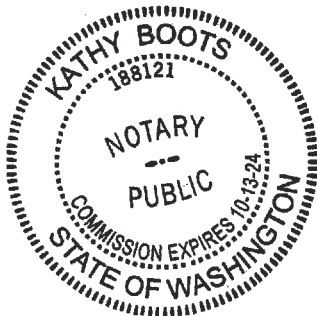
- Notice of SEPA Action for SE-21-00006 Nunnally SEPA Application

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

Kelly Bacon
Community Development Services Planning Official
County of Kittitas
State of Washington

Subscribed and sworn to before me this 26th day of May 2022



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

My appointment expires: 10-13-2024

NOTICE OF SEPA ACTION
Nunnally Holdings, LLC
SE-21-00006

NOTICE IS HEREBY given that pursuant to WAC 197-11-340, Kittitas County Community Development Services did on May 26, 2022 issue a Mitigated Determination of Non-Significance (MDNS) on the construction of the private access roads to 13 existing tax parcels. The SEPA application is associated with Kittitas County Public Works Grading Permit GP-20-00020. The project is proposed on a site that is zoned Agriculture 20 within a Rural Working Land Use designation. The square footage of the grade and fill used in the construction of the approximate one (1) mile access road, exceeds the 500 cubic yards threshold pursuant to KCC 15.04.090(1)(e) requiring SEPA. The project proposes access from Stande Road approximately .50 miles north of the Manastash and Stande Road intersection in the SE 1/4 of NE 1/4, Section 08, Township 17N, Range 18E, in Kittitas County, bearing Assessor's map number 17-18-08000-0010, tax parcel number 748433.

The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days. Any person, affected tribe, or agency may submit comments to the lead agency within 14 days of the date of issuance of the MDNS. The complete checklist and associated documents may be viewed at Kittitas County Community Development Services 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> (Miscellaneous SEPA Applications).

Designated Permit Coordinator (staff contact): Kelly Bacon, (509) 962-7539, email at kelly.bacon.cd@co.kittitas.wa.us

Date of Notice: May 26, 2022
Northern Tribune: May 26, 2022 & June 2, 2022
Publish Daily Record: May 26, 2022 & June 2, 2022

Comment Period Ends: June 10, 2022

Kelly Bacon (CD)

From: Terry Hamberg <tribune@nkctribune.com>
Sent: Tuesday, May 24, 2022 1:43 PM
To: Kelly Bacon (CD)
Subject: Re: (Publishing) Notice of SEPA Action - SE-22-00006 Nunnally

Importance: High

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:

No worries, Kelly, we will use the amended notice.

Cheers,

Terry

On May 24, 2022, at 1:12 PM, Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us> wrote:

Good afternoon,

It has been brought to my attention that the Date for Comment Period End is incorrect. I have amended the Notice of SEPA Action to show the correct date (June 10, 2022) and attached to this email.

I apologize for the inconvenience.

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us

If this is a Public Records Request, please go to <https://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

From: Kelly Bacon (CD)
Sent: Monday, May 23, 2022 4:15 PM
To: (tribune@nkctribune.com) <tribune@nkctribune.com>; 'legals@kvnews.com' <legals@kvnews.com>; Megan Breckenridge <mbreckenridge@kvnews.com>
Subject: (Publishing) Notice of SEPA Action - SE-22-00006 Nunnally

Good afternoon,

Please publish the attached as requested.

Thank you,

Kelly Bacon
Planner I
Kittitas County Community Development Services
411 N. Ruby Street, Ste 2
Ellensburg, WA 98926
Office: (509) 962-7539
Kelly.bacon.cd@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

<SE-21-00006 Nunnally Notice of Sepa Action legal.docx><SE-21-00006 Nunnally Notice of Sepa Action legal.pdf>



ADVERTISING PROOF

401 N Main St,
 Ellensburg, WA 98926
 Ph. (509) 204-8250 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
05/24/22	50096

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
240911	NOTICE OF SEPA ACTIO	05/26/22	06/02/22	4	\$270.14

Payments:

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

Gross: **\$270.14**
 Paid Amount: **\$0.00**

Amount Due: \$270.14

We Appreciate Your Business!

**NOTICE OF SEPA ACTION
Nunnally Holdings, LLC
SE-21-00006**

NOTICE IS HEREBY given that pursuant to WAC 197-11-340, Kittitas County Community Development Services did on May 26, 2022 issue a Mitigated Determination of Non-Significance (MDNS) on the construction of the private access roads to 13 existing tax parcels. The SEPA application is associated with Kittitas County Public Works Grading Permit GP-20-00020. The project is proposed on a site that is zoned Agriculture 20 within a Rural Working Land Use designation. The square footage of the grade and fill used in the construction of the approximate one (1) mile access road, exceeds the 500 cubic yards threshold pursuant to KCC 15.04.090(1)(e) requiring SEPA. The project proposes access from Stande Road approximately .50 miles north of the Manastash and Stande Road intersection in the SE 1/4 of NE 1/4, Section 08, Township 17N, Range 18E, in Kittitas County, bearing Assessor's map number 17-18-08000-0010, tax parcel number 748433.

The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days. Any person, affected tribe, or agency may submit comments to the lead agency within 14 days of the date of issuance of the MDNS. The complete checklist and associated documents may be viewed at Kittitas County Community Development Services 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> (Miscellaneous SEPA Applications).

Designated Permit Coordinator (staff contact):
Kelly Bacon, (509) 962-7539, email at kelly.bacon.cd@co.kittitas.wa.us

Date of Notice: May 26, 2022

Comment Period Ends: June 10, 2022

PUBLISH: Northern Tribune: May 26, 2022 and June 2, 2022

PUBLISH: Daily Record: May 26, 2022 and June 2, 2022 / LEGAL #: 240911

Kelly Bacon (CD)

From: Kelly Bacon (CD)
Sent: Tuesday, May 24, 2022 1:13 PM
To: '(tribune@nkctribune.com)'; 'legals@kvnews.com'; 'Megan Breckenridge'
Subject: RE: (Publishing) Notice of SEPA Action - SE-22-00006 Nunnally
Attachments: SE-21-00006 Nunnally Notice of Sepa Action legal.docx; SE-21-00006 Nunnally Notice of Sepa Action legal.pdf

Importance: High

Good afternoon,

It has been brought to my attention that the Date for Comment Period End is incorrect. I have amended the Notice of SEPA Action to show the correct date (June 10, 2022) and attached to this email.

I apologize for the inconvenience.

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us

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From: Kelly Bacon (CD)
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To: (tribune@nkctribune.com) <tribune@nkctribune.com>; 'legals@kvnews.com' <legals@kvnews.com>; Megan Breckenridge <mbreckenridge@kvnews.com>
Subject: (Publishing) Notice of SEPA Action - SE-22-00006 Nunnally

Good afternoon,

Please publish the attached as requested.

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

Kelly Bacon (CD)

From: Kelly Bacon (CD)
Sent: Tuesday, May 24, 2022 1:11 PM
To: Megan Breckenridge
Subject: RE: 240911 / Re: (Publishing) Notice of SEPA Action - SE-22-00006 Nunnally

Good afternoon,

My apologies. The Comment period end date is showing July 10, 2022 and it should be June 10, 2022.

I will resend the documents for all.

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

kelly.bacon.cd@co.kittitas.wa.us

If this is a Public Records Request, please go to <https://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

From: Megan Breckenridge <mbreckenridge@kvnews.com>
Sent: Tuesday, May 24, 2022 9:01 AM
To: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Subject: Ad: 240911 / Re: (Publishing) Notice of SEPA Action - SE-22-00006 Nunnally

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 Kelly,

Please see attached for your legal proof scheduled to run on May 26 and June 2.

Please let me know if you approve or would like changes made by our 10:30am deadline on May 25.

Thank you and enjoy your Tuesday!

Megan Breckenridge

Advertising Assistant

Ellensburg Daily Record

Office: (509) 925-1414, ext. 570253

Direct Dial: (509) 204-8250

mbreckenridge@kvnews.com / legals@kvnews.com

[MY OFFICE HOURS: MON-FRI: 8:00am-4:00pm]

From: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>

Sent: Monday, May 23, 2022 4:15 PM

To: '(tribune@nkctribune.com)' <tribune@nkctribune.com>; KVNews Legals <legals@kvnews.com>; Megan Breckenridge <mbreckenridge@kvnews.com>

Subject: (Publishing) Notice of SEPA Action - SE-22-00006 Nunnally

CAUTION, this email originated from outside the organization.

Good afternoon,

Please publish the attached as requested.

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us

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ADVERTISING PROOF

401 N Main St,
 Ellensburg, WA 98926
 Ph. (509) 204-8250 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
05/24/22	50096

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
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Discount: **\$0.00**
 Surcharge: **\$0.00**
 Credits: **\$0.00**

Gross: **\$270.14**
 Paid Amount: **\$0.00**

Amount Due: \$270.14

We Appreciate Your Business!

**NOTICE OF SEPA ACTION
Nunnally Holdings, LLC
SE-21-00006**

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Kelly Bacon, (509) 962-7539, email at kelly.bacon.cd@co.kittitas.wa.us

Date of Notice: May 26, 2022

Comment Period Ends: July 10, 2022

PUBLISH: Northern Tribune: May 26, 2022 and June 2, 2022

PUBLISH: Daily Record: May 26, 2022 and June 2, 2022 / LEGAL #: 240911

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Date of Notice: May 26, 2022
Northern Tribune: May 26, 2022 & June 2, 2022
Publish Daily Record: May 26, 2022 & June 2, 2022

Comment Period Ends: July 10, 2022



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”

NOTICE OF SEPA ACTION

To: Applicable Agencies
Parties of Record
Applicant

From: Kelly Bacon, Planner I

Date: May 26, 2022

Subject: SE-22-00006 Nunnally – SEPA MDNS

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Direct question regarding this proposal to:

Planner I: Kelly Bacon
411 N. Ruby St. Suite 2
Ellensburg, WA. 98926
509-962-7506
Kelly.bacon.cd@co.kittitas.wa.us

Kelly Bacon (CD)

From: Kelly Bacon (CD)
Sent: Monday, May 23, 2022 4:15 PM
To: (tribune@nkctribune.com); 'legals@kvnews.com'; Megan Breckenridge
Subject: (Publishing) Notice of SEPA Action - SE-22-00006 Nunnally
Attachments: SE-21-00006 Nunnally Notice of Sepa Action legal.pdf; SE-21-00006 Nunnally Notice of Sepa Action legal.docx

Good afternoon,

Please publish the attached as requested.

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us

Kelly Bacon (CD)

From: Terry Hamberg <tribune@nkctribune.com>
Sent: Monday, May 23, 2022 7:57 PM
To: Kelly Bacon (CD)
Subject: Re: (Publishing) Notice of SEPA Action - SE-22-00006 Nunnally

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 RECEIPT:

Thank you for sharing your Notice with Upper Kittitas County citizens. We have received your email and your notice will be published as requested.

Sincerely,
Terry Hamberg
Publisher



Northern Kittitas County Tribune
P.O. Box 308
Cle Elum, WA 98922
(509) 674-2511
fax: (509) 674-5571
tribune@nkctribune.com

On May 23, 2022, at 4:15 PM, Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us> wrote:

Good afternoon,

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Thank you,

Kelly Bacon
Planner I
Kittitas County Community Development Services

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Ellensburg, WA 98926
Office: (509) 962-7539
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message id: 38eb45916c6dcbdac24bb8719d004a14

<SE-21-00006 Nunnally Notice of Sepa Action legal.pdf><SE-21-00006 Nunnally Notice of Sepa Action legal.docx>

<p>Stephen and Melody Stein 421 Strande Road Ellensburg, WA 98926</p>	<p>Donald and Sheril Bechard 60 Crossroads Ellensburg, WA 98926</p>	<p>Patrick and Wendy Childs 1492 Strande Road Ellensburg, WA 98926</p>
<p>Matthew and Deidre Snell 261 Crossroads Drive Ellensburg, WA 98926</p>	<p>Brent Hancock 191 Crossroads Drive Ellensburg, WA 98926</p>	<p>Ashley and Christopher Foster 140 Crossroads Drive Ellensburg, WA 98926</p>
<p>Stephen Carter 571 Barnes Road Ellensburg, WA 98926</p>	<p>TRUDEAU, RENE & JULEE 1311 STRANDE RD ELLENSBURG, WA 98926-8715</p>	<p>Frederico Garcia 2210 Strande Road Ellensburg, WA 98926</p>
<p>Bart Bland 3830 Manastash Road Ellensburg, WA 98926</p>	<p>Mark and Lisa Collier 646 Strande Road Ellensburg, WA 98926</p>	<p>Sharon Blankenship 751 Strande Road Ellensburg, WA 98926</p>
<p>Stefan Zakrzewski 641 Strande Road Ellensburg, WA 98926</p>	<p>Steve Montgomery 630 Stande Road Ellensburg, WA 98926</p>	<p>Sharley McGuire 451 Strande Road Ellensburg, WA 98926</p>
<p>Elizabeth Lewis 881 Susan Road Ellensburg, WA 98926</p>	<p>MESSENGER, DYRDRA 1563 STRANDE RD ELLENSBURG, WA 98926</p>	<p>Daniel and Kathleen Mandelas 324 Susan Road Ellensburg, WA 98926</p>
<p>David and Margaret Vandorn 331 Susan Road Ellensburg, WA 98926</p>	<p>Sheryl and Charles Carson 334 Susan Road Ellensburg, WA 98926</p>	<p>Edmund Connelly and Pauline Kanwetz 554 Susan Road Ellensburg, WA 98926</p>
<p>James Hadley 550 Susan Road Ellensburg, WA 98926</p>	<p>Kendall Osborn 552 Susan Road Ellensburg, WA 98926</p>	<p>Law Offices of Richard T. Cole, P.S. PO Box 638 1206 North Dolarway Road, Suite 108 Ellensburg, WA 98926</p>

Kelly Bacon (CD)

From: Kelly Bacon (CD)
Sent: Thursday, May 26, 2022 11:20 AM
To: Travest Story
Subject: SE-21-00006 Nunnally - SEPA MDNS
Attachments: SE-21-00006 Nunnally - SEPA MDNS signed 5-26-22.pdf

Good morning,

Attached please find correspondence in regards to SE-21-00006 Nunnally. A hard copy of the MDNS will be placed in the mail this evening. Please also note that all Federal, State and Local permitting requirements must be obtained. There is a 14 day comment period associated with the issuance of the MDNS as required by WAC 197-11-340(2). Once the comment period has been completed, CDS may choose to retain or modify the MDNS at the end of the comment period. The Comment period ends on June 10, 2022 at 5pm.

Please contact me directly with any questions.

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us

Kelly Bacon (CD)

From: Kelly Bacon (CD)
Sent: Thursday, May 26, 2022 11:21 AM
To: Jeremy Larson; Steph Mifflin; Hanson, Sydney (DAHP); 'crosepa@ecy.wa.gov'; WA State Department of Health - Russell; Dyrdra Messenger; Julee Trudeau; Candie Leader; 'sara@krdistrict.org'; Rich Elliott; Lisa Collier; WDFW - Jennifer Nelson
Cc: Jeremy Johnston; Jeremiah Cromie; Rachael Stevie (CD); vicj@lynden.com; Travest Story
Subject: Notice of SEPA Action - SE-22-00006 Nunnally
Attachments: SE-21-00006 Nunnally Notice of Sepa Action Mailer.pdf; SE-21-00006 Nunnally - SEPA MDNS signed 5-26-22.pdf; SE-21-00006 Nunnally Holdings SEPA Checklist.pdf

Good morning,

Please find the below correspondence in regarding the Nunnally SEPA application (SE-21-00006) attached:

- Notice of SEPA Action
- SEPA MDNS Signed
- Nunnally Holdings SEPA Checklist

This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days. Any person, affected tribe, or agency may submit comments to the lead agency within 14 days of the date of issuance of the MDNS, to the Kittitas County Community Development Services office at 411 North Ruby Street, Suite 2, Ellensburg, WA 98926. The comment period ends Friday June 10, 2022 at 5pm.

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