

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-23-00002) PR Douglas

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: February 8, 2023

I certify that the following documentation:

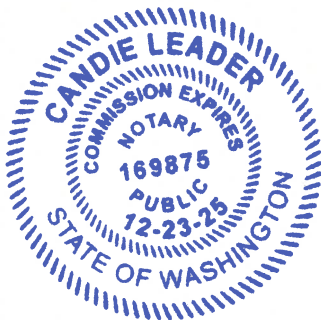
- Notice of Application for SE-23-00002 PR Douglas SEPA Application

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

Jeremiah Cromie
Community Development Services Planner II
County of Kittitas
State of Washington

Subscribed and sworn to before me this 8th day of February 2023



Candie Leader
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: 12.23.2025



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Office (509) 962-7506

“Building Partnerships – Building Communities”

NOTICE OF APPLICATION

Notice of Application: Wednesday, February 8, 2023
Application Received: Thursday, January 19, 2023
Deemed Complete: Friday, February 3, 2023

Project Name (File Number): PR Douglas (SE-23-00002)

Applicant: PR Douglas Development Group LLC, Pooya Roohani & Kelsey Lynn

Location: The subject properties are parcel #'s: 11572, 11573, 11574, 952221, 952222, 952223 and 952224, approximately 1.4 miles East of Kittitas, WA in Section 7, Township 17, Range 20, in Kittitas County.

Proposal: PR Douglas LLC is proposing to do road/access improvements to 8 lots that involves 400 cubic yards of regrading and fill of 1,100 cubic yards. This work will require an engineered grading permit from Kittitas County Public Works. The project is proposed on a site that is zoned Agricultural 20 within a Rural Working Land Use designation.

Materials Available for Review: The complete SEPA Checklist and application file may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926. The file can also be viewed online at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> navigating to “Miscellaneous SEPA,” then to the application number “SE-23-00002 PR Douglas”.

Written Comments from the public may be submitted to the Kittitas County Community Development Services no later than **Monday February 27, 2023 at 5:00 p.m.**, after which a SEPA threshold determination will be issued pursuant to 43.21C RCW (State Environmental Policy Act). A Determination of Non-Significance is expected to be issued using the Optional DNS Process under WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. A copy of this subsequent threshold determination will be available to the public upon request.

Required Permits: SEPA, Grading Permit

Designated Permit Coordinator (staff contact): Jeremiah Cromie (509) 962-7046; email at jeremiah.cromie@co.kittitas.wa.us

<p>CRAIG, WILLIAM S 3641 CLERF RD ELLENSBURG, WA 98926-7656</p>	<p>PR DOUGLAS DEVELOPMENT GROUP LLC 210 STRANDE RD ELLENSBURG, WA 98926-6557</p>	<p>OBRIEN, TIMOTHY J 2771 PARKE CREEK RD ELLENSBURG, WA 98926</p>
<p>GRAHAM, DEREK ETUX 2412 CLERF RD ELLENSBURG, WA 98926</p>	<p>LAYMAN, JOEL E ETUX 300 INDERMUHLE RD ELLENSBURG, WA 98926</p>	<p>MARTINEZ, CAROL A 13391 STATE ROUTE 24 MOXEE, WA 98936-9768</p>
<p>STROH, JAMES P 60 INDERMUHLE RD ELLENSBURG, WA 98926-7666</p>	<p>ROOHANI, POOYA & KELSEY LYNN 210 STRANDE RD ELLENSBURG, WA 98926-6557</p>	<p>CRIMP, MATTHEW K & KAILY M 2500 MELLEGAARD RD ELLENSBURG, WA 98926-9645</p>
<p>FARIAS, ELIAS 2214 N COBBLEFIELD ELLENSBURG, WA 98926-4218</p>	<p>MILLER, ERIC R 1981 PARKE CREEK RD ELLENSBURG, WA 98926</p>	<p>ROUSE, SCHRADE L ETUX 2454 PARKE CREEK RD ELLENSBURG, WA 98926-7716</p>
<p>REDLIN, BRYAN D 2456 PARKE CREEK RD ELLENSBURG, WA 98926</p>	<p>SMITH, ELWYN R & EVA J 10921 NANEAUM RD ELLENSBURG, WA 98926</p>	<p>HAJNY HOLDINGS LLC 2751 BRICK MILL RD ELLENSBURG, WA 98926</p>

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BUREAU OF LAND MANAGEMENT
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WENATCHEE WA 98801
(mailed)

From: [Jeremiah Cromie](#)
To: [Joe Dietzel](#); [Kim Dawson](#); ["long@kittcom.org"](#); [Julie Kjorsvik](#); [Toni Berkshire](#); [PublicHealth Inspectors](#); [Lisa Lawrence](#); [Patti Stacey](#); [Kelee Hodges](#); [Candie Leader](#); [David Oh](#); [Codi Fortier](#); ["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"](#); ["barh@yakamafish-nsn.gov"](#); ["tebu461@ecy.wa.gov"](#); ["lowh461@ECY.WA.GOV"](#); ["FormerOrchards@ecy.wa.gov"](#); ["wendy.neet@ecy.wa.gov"](#); ["crosepa@ecy.wa.gov"](#); ["lcar461@ecy.wa.gov"](#); ["Scott.Downes@dfw.wa.gov"](#); ["Jennifer.Nelson@dfw.wa.gov"](#); ["Elizabeth.Torrey@dfw.wa.gov"](#); ["sepa@dahp.wa.gov"](#); ["jorgenja@cwu.edu"](#); ["nelmsk@cwu.edu"](#); [Jeremy Larson](#); [Steph Mifflin](#); ["russell.mau@doh.wa.gov"](#); ["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"](#); ["mbreckenridge@kvnews.com"](#); ["legals@kvnews.com"](#); ["Deborah.i.knaub@usace.army.mil"](#); ["Jenae.N.Churchill@usace.army.mil"](#); ["lhendrix@usbr.gov"](#); ["mark.a.gradwohl.civ@mail.mil"](#); ["Kimberly.peacher@navy.mil"](#); ["Robert.d.bright10.civ@army.mil"](#); [Haley Mercer](#); [Christy Garcia](#); ["steve@snoqualmietribe.us"](#); ["dahp@snoqualmietribe.us"](#); ["adam@snoqualmietribe.us"](#); ["guy.moura@colvilletribes.com"](#); ["sam.rushing@colvilletribes.com"](#); ["connor.armi.hsy@colvilletribes.com"](#); ["matt.boast@kittitaspud.com"](#); ["Brian.ingalls@pse.com"](#); ["Dtsmith@BPA.gov"](#); ["kimberly.larned@usda.gov"](#); ["Jacob.Prilucik@wsdot.wa.gov"](#); ["SCPlanning@wsdot.wa.gov"](#); ["AviationLandUse@wsdot.wa.gov"](#); ["ken.graham@parks.wa.gov"](#); ["sara@krdistrict.org"](#); ["Angela_vonessen@ksd403.org"](#); ["Anita_mata@ksd403.org"](#); [Rich Elliott](#); ["delvoi@kvfr.org"](#)
Cc: [Kelly Bacon \(CD\)](#); [Chace Pedersen](#)
Subject: SE-23-00002 PR Douglas - Notice of Application
Date: Wednesday, February 8, 2023 8:47:03 AM
Attachments: [SE-23-00002 PR Douglas Notice of Application.pdf](#)
[SE-23-00002 PR Douglas SEPA Checklist.pdf](#)
[SE-23-00002 PR Douglas Site Plan.pdf](#)

Good morning,

CDS is requesting comments on the following SEPA application: **SE-23-00002 PR Douglas**. Links to the file materials can be found below. Kittitas County anticipates issuing a DNS for this project application and is using the optional SEPA process found in WAC 197-11-355. This may be the only opportunity to comment on the ecological impacts of this project. The comment period will end **Monday, February 27, 2023 at 5p (PST)**. **CDS will assume your agency does not wish to provide comments if not received by this date and time.** Please contact me directly with any questions or issues accessing the materials.

Internal Link: [SE-23-00002 PR Douglas](#)

External Link: [SE-23-00002 PR Douglas](#)

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 "Miscellaneous SEPA Applications" and then the Project File Number "SE-23-00002 PR Douglas".

Thank you.

Jeremiah Cromie
Planner II
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
Office: 509-962-7046

From: Megan Breckenridge <mbreckenridge@kvnews.com>
Sent: Monday, February 6, 2023 8:57 AM
To: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Subject: Ad: 331828 / Re: SE-23-00002 PR Douglas (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, Jeremiah,

Please see attached for your legal proof scheduled to run on February 8.

Please let me know if you approve or would like any changes made by our 10:30am deadline on February 7.

Thank you and have a nice week ahead!

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: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Friday, February 3, 2023 4:03 PM
To: Megan Breckenridge <mbreckenridge@kvnews.com>; KVNews Legals <legals@kvnews.com>
Subject: SE-23-00002 PR Douglas (Publishing) - Notice of Application

CAUTION, this email originated from outside the organization.

Good afternoon,

Please publish the attached legal in the daily record on the following dates:

February 8, 2023

Let me know if there are questions or issues.

Jeremiah Cromie
Planner II

NOTICE OF APPLICATION

Project Name (File Number): PR Douglas (SE-23-00002)

Owner: PR Douglas Development Group LLC, Pooya Roohani & Kelsey Lynn

Location: The subject properties are parcel #'s: 11572, 11573, 11574, 952221, 952222, 952223 and 952224, approximately 1.4 miles East of Kittitas, WA in Section 7, Township 17, Range 20, in Kittitas County.

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Materials Available for Review: The complete SEPA Checklist and application file may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926 during regular business hours. The file can also be viewed online at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> navigating to "Miscellaneous SEPA," then to the application number "SE-23-00002 PR Douglas"

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Designated Permit Coordinator (staff contact): Jeremiah Cromie (509) 962-7046; email at jeremiah.cromie@co.kittitas.wa.us.

Notice of Application: February 8, 2023
Application Received: January 19, 2023

PUBLISH: Daily Record: February 8, 2023 / LEGAL #: 331828

From: [Megan Breckenridge](#)
To: [Jeremiah Cromie](#)
Subject: Re: 331828 / Re: SE-23-00002 PR Douglas (Publishing) - Notice of Application
Date: Monday, February 6, 2023 9:23:31 AM

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Thank you for your final approval, Jeremiah!

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: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Monday, February 6, 2023 9:14 AM
To: Megan Breckenridge <mbreckenridge@kvnews.com>
Subject: RE: 331828 / Re: SE-23-00002 PR Douglas (Publishing) - Notice of Application

CAUTION, this email originated from outside the organization.

Megan,

This looks fine and I give approval. Thanks.

Jeremiah Cromie
Planner II
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Ellensburg, WA 98926
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