



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: 3 Boots Ranch Conditional Use Permit (CU-23-00001)

NOTIFICATION OF: Notice of Application – Re-notice

NOTIFICATION MAIL DATE: February 21, 2023

I certify that the following documentation:

- Notice of Application: 3 BR Custom Cuts Conditional Use Permit

has been mailed 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.

Kelly Bacon _____ Signature

Kelly Bacon
 Planner I
 County of Kittitas
 State of Washington

Subscribed and sworn to before me this 21st day of February, 2023



Steph Mifflin _____

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

My appointment expires: 12/23/25



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 APPLICATION: RE-NOTICE

Re-notice of Application: Tuesday, February 21, 2023

Application Received: Friday, January 27, 2023

Application Complete: Monday, February 6, 2023

Project Name File Number: 3 BR Custom Cuts (CU-23-00001)

Applicant: Scott Toland (Landowner)

Reason for Re-notice: This project is being re-noticed to ensure the proposal is reviewed under the proposed Agriculture Processing name 3 BR Custom Cuts, rather than the existing ranch name, per the applicant's request.

Location: 1 parcel # 214534, in a portion of Section 29, T18, R19, WM in Kittitas County, bearing Assessor's map number 18-19-29020-0007.

Proposal: Scott Toland, landowner is proposing an Agricultural Processing Facility – a USDA certified full-service meat processing operation serving the local region, on approximately 14.90 acres. The subject property is zoned Agriculture 5 with a Rural Residential Land Use designation.

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 the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx>, under "Conditional Use Permits" under permit number "CU-23-00001 3 Boots Ranch," Phone: (509) 962-7539

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Thursday, March 8, 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 in WAC 197-11-355, 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. A copy of the threshold determination may be obtained from the County once issued.

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: Conditional Use Permit, SEPA

Required Studies: None

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

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Application Complete:	Monday, February 6, 2023
Publication Date:	Tuesday, February 21, 2023

Publish Daily Record:

Tuesday, February 21, 2023

Kelly Bacon (CD)

From: Kelly Bacon (CD)
Sent: Tuesday, February 21, 2023 10:11 AM
To: Joe Dietzel; Kim Dawson; George Long; Julie Kjorsvik; Toni Berkshire; PublicHealth Inspectors; Lisa Lawrence; Patti Stacey; Kelee Hodges; Candie Leader; David Ohl; Codi Fortier; Yakama Nation - Environmental Review; Corrine Camuso; Jessica Lally; Noah Oliver; Casey Barney; Kozj; matj; barh; 'tebu461@ecy.wa.gov'; DOE - lowh; 'FormerOrchards@ecy.wa.gov'; 'wendy.neet@ecy.wa.gov'; 'crosepa@ecy.wa.gov'; 'Carp, Lizzie (ECY)'; WDFW - Scott Downes; WDFW - Jennifer Nelson; WDFW - Elizabeth Torrey; WS DAHP ; James E Brooks Library - Jorgenja; James E Brooks Library - Nelmsk; Jeremy Larson; Steph Mifflin; WA State Department of Health - Russell; 'brietta.carter@doh.wa.gov'; 'Tom Hastings'; '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'; 'Allison Kimball (brooksideconsulting@gmail.com)'; '(tribune@nkctribune.com)'; 'terry@nkctribune.com'; 'Megan Breckenridge'; 'legals@kvnews.com'; 'deborah.j.knaub@usace.army.mil'; 'jenae.N.Churchill@usace.army.mil'; 'Hendrix, Leah D'; 'mark.a.gradwohl.civ@mail.mil'; 'Kimberly.peacher@navy.mil'; 'robert.d.bright10.civ@army.mil'; Haley Mercer; Christy Garcia; Snoqualmie Tribe - Steve; Snoqualmie Tribe - dahp; 'adam@snoqualmietribe.us'; Guy Moura; Sam Rushing; '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'; 'kim.snider@esd401.org'; 'leslee.caul@esd401.org'; 'angela.garrettgordon@esd401.org'; 'carol.chrisman@esd401.org'; 'traci.russell@esd401.org'; Rich Elliott; 'delvoj@kvfr.org'; 'yusid@ci.ellensburg.wa.us'; 'pubworks@ci.ellensburg.wa.us'; 'comdev@ci.ellensburg.wa.us'; 'energyservices@ci.ellensburg.wa.us'; 'ilon.logan@faa.gov'
Cc: stoland@3bootsranch.com; Bonnie Toland; Dan Carlson; Jeremiah Cromie; Chace Pedersen
Subject: Re-notice of Application - CU-23-00001 3 BR Custom Cuts
Attachments: CU-23-00001 3 BR Custom Cuts - NOA-Re-notice Memo 2-21-23.pdf; CU-23-00001 3 BR Custom Cuts SEPA Checklist (REVISED).pdf

Good morning,

CDS is requesting comments on the following Conditional Use Permit application: CU-23-00001 – 3 BR Custom Cuts. This project is being re-noticed to ensure the proposal is reviewed under the proposed Agriculture Processing name 3 BR Custom Cuts, rather than the existing ranch name, per the applicant's request. Links to the file materials can be found below. The comment period will end at 5:00pm (PST) on Wednesday, March 8, 2023. 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 questions or issues accessing the materials.

Internal Link: [CU-23-00001 3 BR Custom Cuts](#)

External Link: [CU-23-00001 3 BR Custom Cuts](#)

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 "CU-23-00001 3 Boots Ranch".

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

WINTER, BRADY T & BETH J
961 LYONS RD
ELLENSBURG, WA 98926

KIDD, ROY & VONNIE C
3326 WILSON CREEK RD
ELLENSBURG, WA 98926-7241

TOLAND, SCOTT E
310 ROSEBRIAR LN
ELLENSBURG, WA 98926-7230

JULSRUD, CURTIS J
406 S PINE ST
ELLENSBURG, WA 98926-3710

CHAMBERLIN, DAVID J & ERIN C
381 ROSE BRIAR LN
ELLENSBURG, WA 98926

WHITMAN, RANDALL M & DEBORAH A
140 ROSEBRIAR LN
ELLENSBURG, WA 98926-7231

ELKINS, RONALD DAVID ETUX
2660 WILSON CREEK RD
ELLENSBURG, WA 98926-7235

STERLEY, LEVI
23326 151ST PL SE
MONROE, WA 98272-8432

CHARLTON, MARK A & TEDDY MAY
4820 FAIRVIEW RD
ELLENSBURG, WA 98926-7101

WYMAN, RANDY ETUX
3320 WILSON CREEK RD
ELLENSBURG, WA 98926

TOLAND, SCOTT ERIC
310 ROSEBRIAR LANE
ELLENSBURG, WA 98926

SHAW, FRANK L ETUX
3324 WILSON CREEK RD
ELLENSBURG, WA 98926

MINOR, RILEY S
8001 NANEUM RD
ELLENSBURG, WA 98926-5518

GRASHER, JASON & ADRIENNE M
821 LYONS RD
ELLENSBURG, WA 98926-7227

HAJNY HOLDINGS LLC
2751 BRICK MILL RD
ELLENSBURG, WA 98926

BACH, JEREMY J & KAREN L
3410 WILSON CREEK RD
ELLENSBURG, WA 98926-7768

SKISTAD, ROGER P ETUX
441 ROSEBRIAR LANE
ELLENSBURG, WA 98926

BACH, MICHAEL G
3340 WILSON CREEK RD
ELLENSBURG, WA 98926-7241

TARP-IT INC
3000 WILSON CREEK RD
ELLENSBURG, WA 98926

MUNDY, BABBETTE
3100 WILSON CREEK RD
ELLENSBURG, WA 98926

LARSON, CHAD GREGORY &
SAMANTHA J
3001 WILSON CREEK RD
ELLENSBURG, WA 98926-7238

RASE, DAVID & GAIL
5509 NW GROSS RD
BREMERTON, WA 98312-9597

LAZY ED RANCH INC
3590 WILSON CREEK RD
ELLENSBURG, WA 98926-7242

COOK, DANIEL ROBERT & MICHELE
ANN
3050 WILSON CREEK RD
ELLENSBURG, WA 98926-7238

SPELLMAN, KAREN B
3291 WILSON CREEK RD
ELLENSBURG, WA 98926

MINOR, BRENT & MARY
8001 NANEUM RD
ELLENSBURG, WA 98926-5518

BOWERS, DAN G
3322 WILSON CREEK RD
ELLENSBURG, WA 98926-7241

Kelly Bacon (CD)

From: Megan Breckenridge <mbreckenridge@kvnews.com>
Sent: Friday, February 17, 2023 2:27 PM
To: Kelly Bacon (CD)
Subject: Re: 336475 / Re: (Publishing) Notice of Application - Re-notice CU-23-00001 3 BR Custom Cuts

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Thank you, Kelly! You too!

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: Friday, February 17, 2023 2:25 PM
To: Megan Breckenridge <mbreckenridge@kvnews.com>
Subject: RE: 336475 / Re: (Publishing) Notice of Application - Re-notice CU-23-00001 3 BR Custom Cuts

CAUTION, this email originated from outside the organization.

The proof looks great!

Thank you and have a wonderful weekend!

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

From: Megan Breckenridge <mbreckenridge@kvnews.com>
Sent: Friday, February 17, 2023 2:05 PM

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

Subject: Ad: 336475 / Re: (Publishing) Notice of Application - Re-notice CU-23-00001 3 BR Custom Cuts

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.

Happy Friday, Kelly!

Please see attached for your legal proof scheduled to run on February 21.

Please let me know if you approve or would like any changes made by our 10:30am deadline on February 20.

Thank you and have a great weekend!

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: Friday, February 17, 2023 12:05 PM

To: KVNews Legals <legals@kvnews.com>; Megan Breckenridge <mbreckenridge@kvnews.com>

Subject: (Publishing) Notice of Application - Re-notice CU-23-00001 3 BR Custom Cuts

CAUTION, this email originated from outside the organization.

Happy Friday Megan!

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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02/17/23	50096

DAN CARLSON
 KC COMMUNITY DEVELOPMENT SERVICES
 411 N. RUBY ST, SUITE 2
 ELLENSBURG, WA 98926

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
336475	NOTICE OF APPLICATIO	02/21/23	02/21/23	2	\$184.25

Payments:

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

Gross: **\$184.25**
 Paid Amount: **\$0.00**

Amount Due: \$184.25

We Appreciate Your Business!

**NOTICE OF APPLICATION
RE-NOTICE**

Project Name (File Number): 3 BR Custom Cuts (CU-23-00001)

Applicant: Scott Toland (Landowner)

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PUBLISH: Daily Record: February 21, 2023 / LEGAL #: 336475

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brietta.carter@doh.wa.gov (Add this and
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SCPlanning@wsdot.wa.gov
AviationLandUse@wsdot.wa.gov

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energyservices@ci.ellensburg.wa.us

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Brian.ingalls@pse.com

Washington State Parks
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Olympia, WA 98504-2650

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(mailed)

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Dtsmith@BPA.gov

Forest Service
kimberly.larned@usda.gov

Kittitas Valley Healthcare
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(mailed)

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Kittitas Valley Fire & Rescue (District 2)
2020 Vantage Highway
Ellensburg, WA 98926

Federal Aviation Administration (FAA)
Ilon.Logan@faa.gov