



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-21-00001) Bull Ranch

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: April 6, 2021

I certify that the following documentation:

- Notice of Application for Bull Ranch Preliminary 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.

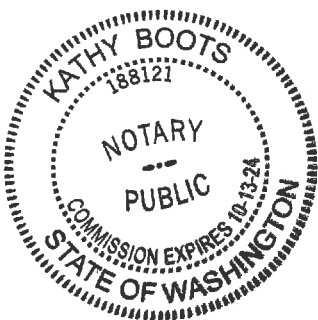
Signature

Rachael Stevie
Planner I
County of Kittitas
State of Washington

Subscribed and sworn to before me this 6th day of April 2021

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

My appointment expires: 10-13-2024



From: [Rachael Stevie \(CD\)](#)
To: [Pat Nicholson](#); [Ryan McAllister](#); [Kim Dawson](#); [Julie Kiorsvik](#); [Toni Berkshire](#); [Jesse Cox](#); [Holly Erdman](#); [Lisa Lawrence](#); [Patti Johnson](#); [Candie Leader](#); [Gail Weyand](#); ["Yakima Nation - Jessica"](#); ["Yakima Nation - J Marvin"](#); ["Yakama Nation"](#); ["Yakama Nation - Environmental Review"](#); ["SEPA Register"](#); ["SEPA Unit"](#); ["DOE - gcle"](#); ["DOE - lowh"](#); ["migi461@ecy.wa.gov"](#); ["WDFW - Scott Downes"](#); ["WDFW - Jennifer Nelson"](#); ["WDFW - Elizabeth Torrey"](#); ["SEPA \(DAHP\)"](#); ["James E Brooks Library - Jorgenia"](#); ["James E Brooks Library - Nelmsk"](#); [Mike Flory](#); [Douglas Mitchell](#); [Jeremy Larson](#); [Steph Mifflin](#); ["WA State Department of Health - Russell"](#); ["becky.kennedy@dnr.wa.gov"](#); ["cindy.preston@dnr.wa.gov"](#); ["rivers@dnr.wa.gov"](#); ["Allison Kimball \(brooksideconsulting@gmail.com\)"](#); ["tribune@nkctribune.com"](#); ["terry@nkctribune.com"](#); ["Megan Woodruff"](#); ["legals@kvnews.com"](#); ["deborah.i.knaub@usace.army.mil"](#); ["Hendrix, Leah D"](#); ["mark.a.gradwohl.civ@mail.mil"](#); ["Kimberly.peacher@navy.mil"](#); ["eburgwater@yahoo.com"](#); ["pubworks@ci.ellensburg.wa.us"](#); ["comdev@ci.ellensburg.wa.us"](#); ["energyservices@ci.ellensburg.wa.us"](#); ["fwalker@eburg.wednet.edu"](#); ["elliotttr@kvfr.org"](#); ["kdistler@bpa.gov"](#); ["klarned@fs.fed.us"](#); [Prilucik, Jacob](#); ["Kaiser, Mark"](#); ["Jacob Prilucik"](#); ["Lynn.Harmon@PARKS.WA.GOV"](#); ["yusid@ci.ellensburg.wa.us"](#); ["ionesc@ci.ellensburg.wa.us"](#); ["avlingi@ci.ellensburg.wa.us"](#)
Cc: ["steve@lathropdev.com"](#); ["steve@lwhsd.com"](#); ["betsy@lathropdev.com"](#); ["david@lathropdev.com"](#); ["john.everett@esmcivil.com"](#); [Jeremy Johnston](#); [Kelly Bacon \(CD\)](#); [Jeremiah Cromie](#)
Subject: LP-21-00001 Bull Ranch - Notice of Application
Date: Tuesday, April 6, 2021 8:06:00 AM
Attachments: [image001.png](#)
[LP-21-00001 Bull Ranch NOA.pdf](#)
[LP-21-00001 Bull Ranch SEPA Checklist.pdf](#)

Good morning,

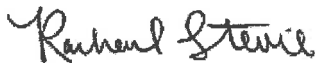
CDS is requesting comment on the following Long Plat application LP-21-00001 Bull Ranch. Links to the file materials can be found below. I have attached the Notice of Application along with the SEPA Checklist. Kittitas County anticipates issuing a DNS for this project application and is using the optional SEPA process. The comment period will end Wednesday, April 21, 2021 at 5pm. CDS will assume your agency does not wish to provide comment if not received by this date. Links to the file materials can be found below. Please let me know if you have any issues accessing the materials.

Internal link: [LP-21-00001 Bull Ranch](#)

External link: [LP-21-00001 Bull Ranch](#)

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-21-00001 Bull Ranch".

Thank you and have a great day!



Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
509-962-7637
rachael.stevie.cd@co.kittitas.wa.us

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Safe Start" reopening plan, Kittitas County Community Development Services is currently in Phase 3 and is open to the public in a limited capacity. At this time many of us are on a rotating schedule working from home and in the office; during this time I will do my best to respond to you as promptly as possible.

DAILY RECORD/KITTITAS PUB
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ORDER CONFIRMATION

Salesperson: MEGAN WOODRUFF

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

Start: 04/06/2021 Stop: 04/13/2021
Times Ord: 2 Times Run: ***
STD6 2.00 X 8.74 Words: 429
Total STD6 17.48
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 305.20
Affidavits: 1

Contact: JEREMY JOHNSTON

Phone: (509)962-7506

Fax#:

Email: jeremy.johnston@co.kittitas.

Agency:

Ad Descrpt: N/APP LP-21-00001 BULL RA

Given by: RACHAEL STEVIE

P.O. #: LP-21-00001/R STEVIE

Created: mwo18 03/31/21 13:44

Last Changed: mwo18 03/31/21 14:25

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AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

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DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414
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ORDER CONFIRMATION (CONTINUED)

Salesperson: MEGAN WOODRUFF

Printed at 03/31/21 14:27 by mwo18

Acct #: 84329

Ad #: 2046415

Status: New WHOLD WHOI

NOTICE OF APPLICATION

Project File Number: LP-21-00001

Project Name: Bull Ranch Long Plat

Applicant: Lathrop Development Co, Inc; C/O Steven Lathrop

Location: The project area is located directly east of the City of Ellensburg along Kittitas Highway and Bull Rd. It includes one parcel owned by Lathrop Development Co, Inc. The subject property is parcel 298633, in the western half of the northeast quarter of Section 12, Township 17, Range 18, bearing Assessor's Map number 17-18-12010-0006.

Proposal: Steven Lathrop, registered agent for Lathrop Development Co, Inc., landowner, submitted an application for a one hundred and thirty-eight (138) single-family residential lot plat that includes seven (7) new public roads and associated utility infrastructure, on 1 parcel totaling 45.02 acres of land that is zoned Residential within the Urban Growth Area (UGA). Certain City of Ellensburg standards will apply to projects located within the UGA.

Materials Available for Review: The submitted application and related filed documents may be examined on 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" as indicated in this notice. In an effort to mitigate the spread of COVID-19 and the Governor's Safe Start Plan, Kittitas County Community Development Services is currently in Phase 3 and open to the public in a limited capacity for file review, however we strongly encourage you to view the documents on our website as provided above. Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Wednesday, April 21, 2021**. 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, 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 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.

Designated Permit Coordinator (staff contact Rachael Stevie, Staff Planner): (509) 962-7637; email at rachael.stevie.cd@co.kittitas.wa.us.

Notice of Application: Tuesday, April 6, 2021
Application Received: Tuesday, March 23, 2021
Application Complete: Tuesday March 30, 2021

PUBLISH: Daily Record: Tuesday, April 6, 2021 and Tuesday, April 13, 2021

ALLEN, CLINTON D & PATRICIA L
1400 E HOBERT AVE
ELLENSBURG, WA 98926-9215

ARANGO, CLAY & ROBYN
1004 S GREGORY PL
ELLENSBURG, WA 98926-9634

BACON, KELLY L
911 S ROY WAY
ELLENSBURG, WA 98926-9635

BAILES, JERRY A & CATHERINE M
690 ORCHARD RE
ELLENSBURG, WA 98926-8465

BALDOVINOS, LUIS & MARTHA
1408 E HOBERT AVE
ELLENSBURG, WA 98926-9215

BENDER, JOHN L & KELI R
904 S GREGORY PL
ELLENSBURG, WA 98926-9633

BROWN, MATTHEW & LAINA
909 S ROY WAY
ELLENSBURG, WA 98926-9635

BROWN, ROCK H & LINDSEY E
712 S LOCUST ST
ELLENSBURG, WA 98926-5186

BRUNSON, DUSTIN E & SHARON C
901 BULL RD
ELLENSBURG, WA 98926-9640

BULL, CURTIS B & LUCILLE E
1215 E MOUNTAIN VIEW AVE
ELLENSBURG, WA 98926-9641

CARLSON, SCOTT J & KANDICE MORGAN
1641 PAYNE RD
ELLENSBURG, WA 98926-8448

CASCADE VIEW INC
620 SE EVERETT MALL WAY STE 360
EVERETT, WA 98208-8113

CASEDAY, JARRED & NICOLE
711 CYPRESS CT
ELLENSBURG, WA 98926-5073

CORP OF PRESIDING BISHOP
50 E NORTH TEMPLE FL 22
SALT LAKE CITY, UT 84150-0022

DIZNEY, PATRICK C
1406 E HOBERT AVE
ELLENSBURG, WA 98926-9215

EDDINGS, DANIEL
1110 E MOUNTAIN VIEW AVE
ELLENSBURG, WA 98926-3928

FENCELINE LLC
1360 BERRY RD
ELLENSBURG, WA 98926

FIGGINS, BERLE W JR
604 WALLULA AVE
WALLA WALLA, WA 99362-8242

GARCIA, RICHARD A JR
1412 E HOBERT AVE
ELLENSBURG, WA 98926-9215

GEYER, JENNIFER G
912 BULL RD
ELLENSBURG, WA 98926-9640

GIDLUND, KEITH A
900 GREGORY PL
ELLENSBURG, WA 98926

HARMON, ALLEN R ETUX
708 S WILLOW
ELLENSBURG, WA 98926

JENNINGS, LELAND RAY ETUX
908 BULL RD
ELLENSBURG, WA 98926

JOHNSON, DARLEEN E
PO BOX 351
ELLENSBURG, WA 98926-1913

JONES, DOUGLAS O & JILL B
1404 E HOBERT AVE
ELLENSBURG, WA 98926-9215

KETZENBERG, GENE E & SANDRA K
915 GREGORY PL
ELLENSBURG, WA 98926-9633

LANE, KELLY M
PO BOX 1476
ELLENSBURG, WA 98926-1907

LATHROP DEVELOPMENT CO INC
1572 ROBINSON CANYON RD
ELLENSBURG, WA 98926-8022

LEAVERTON, KEVIN R & SARAH E
1000 S GREGORY PL
ELLENSBURG, WA 98926-9634

MACKIE, RICHARD D & JUDITH M
900 Bull Rd
ELLENSBURG, WA 98926-1928

MATTSEN, CHRISTOPHER E & JONIKA E
1008 BULL RD
ELLENSBURG, WA 98926-9639

MEABON, KATHY M
1012 S GREGORY PL
ELLENSBURG, WA 98926-9634

MELANSON, BRADLEY J
1410 E HOBERT AVE
ELLENSBURG, WA 98926

MINEAR, DAVID N
908 S GREGORY PL
ELLENSBURG, WA 98926-9633

NGUYEN, THAI VAN & THU DUYEN THI
1402 E HOBERT AVE
ELLENSBURG, WA 98926-9215

RDMB LIMITED PARTNERSHIP
41 BARNES RD
ELLENSBURG, WA 98926

REL, CHRISTOPHER L
913 S GREGORY PL
ELLENSBURG, WA 98926-9633

RITZENTHALER, PAUL JR & ELIZABETH
904 BULL RD
ELLENSBURG, WA 98926-9640

ROSAS, MOISES & MARBELLA
PO BOX 1434
ELLENSBURG, WA 98926-1907

SALTZMAN, DAVID K. ETUX
1000 BULL ROAD
ELLENSBURG, WA 98926

SAVAGE, TANNER J
1414 E HOBERT AVE
ELLENSBURG, WA 98926-9215

SCHEIB, DEBRA K
1008 GREGORY PLACE
ELLENSBURG, WA 98926

SCHULER DENEEN FAMILY RANCH LLC
PO BOX 808
CLE ELUM, WA 98922-0808

SHINGLEDECKER, ROB K
901 S GREGORY PL
ELLENSBURG, WA 98926-9633

SMITH, WAYNE M & CORINNE A
807 S MAGNOLIA ST
ELLENSBURG, WA 98926-9218

SPROUSE, WAYNE R.
907 ROY WAY
ELLENSBURG, WA 98926

STETNER, JETTREL
916 S GREGORY PL
ELLENSBURG, WA 98926-9633

STRICKLAND, JAMES D JR ETUX
120 KITTITAS HWY
ELLENSBURG, WA 98926

SUMMER SEASONS II LLC
109 BEAR CREEK LN
BELLINGHAM, WA 98229-9349

TOWNSEND, UNETTA L
805 S MAGNOLIA ST
ELLENSBURG, WA 98926-9218

WILSON, TAMMY R
711 S MAGNOLIA ST
ELLENSBURG, WA 98926

WILTON, MARSHALL
912 GREGORY PL
ELLENSBURG, WA 98926-9633

YOUNG, PATRICIA L
PO BOX 1297
ELLENSBURG, WA 98926-1297