



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: (RZ-22-00001 & CP-22-00001) Fiorito Brothers

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: August 11, 2022

I certify that the following documentation:

- Notice of Application for RZ-22-00001 & CP-22-00001 Fiorito Brothers

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 11th day of August 2022



Stephanie 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

Fax (509) 962-7682

“Building Partnerships – Building Communities”

NOTICE OF APPLICATION

Notice of Application: Thursday, August 11, 2022
Application Received: Thursday, June 23, 2022
Application Complete: Thursday, July 21, 2022

Project Name (File Number): Fiorito Rezone & Comprehensive Plan Amendment (RZ-22-00005 & CP-22-00005)

Applicant: Property owner – Fiorito Brothers Inc.

Location: Tax parcel # 12311, located approximately 1400 feet north of the intersection of I-82 and Thrall Road off No. 6 Road in a portion of the SE ¼ of Section 30, Township 17, Range 19, W.M.; Kittitas County parcel map number 17-19-30040-0003.

Proposal: Fiorito Brothers Inc is proposing to rezone their 27.20 acre piece of property currently zoned Agricultural 20 to Commercial Agriculture and do a comprehensive land use plan map amendment from Rural Working to Commercial Agriculture to match the surrounding properties. A comprehensive plan amendment (CP-22-00001), rezone application (RZ-22-00001), and SEPA checklist were submitted as part of the application packet. This project is being processed through the 2022 Annual Comprehensive Plan Docket process.

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 “Rezones”, then “RZ-22-00001 Fiorito Brothers.”

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Monday September 12, 2022**. All comments will be considered in the decision-making process, and any person has the right to comment on this application and receive notification of the final decision, once made. Appeals of the rezone and comprehensive plan amendment decision must be filed within 60 days of the publication of the final decision (action) with the Eastern Washington Growth Management Hearings Board.

Environmental Review (SEPA): The County will issue a threshold determination on the environmental impacts of this application. A copy of the threshold determination, once made, can be obtained from the County.

Public Hearing: This project is being reviewed through the 2022 Annual Comprehensive Plan Docket Process. Therefore, an open record hearing will be scheduled to be held before the Kittitas County Planning Commission at a date to be determined. Public Hearing Notices for the 2022 Annual Comprehensive Plan Docket Process will be issued establishing the date, time and location of these hearings.

Additionally, an open record hearing is scheduled to be held before the Board of County Commissioners. This hearing will be held on **November 29, 2022 at 6 PM** in The Commissioner’s Auditorium. You can attend the hearing in the following ways:

1. In person in the Commissioner’s Auditorium at 205 W 5th Avenue Room 109 Ellensburg, WA 98926
2. By online WebEx video conferencing meeting link:

<https://kittitascounty.webex.com/kittitascounty/j.php?MTID=e2bf884bf4433f42c60429dd1066aedb2>

3. By <https://kittitascounty.webex.com> or the Cisco WebEx App on your phone or electronic device:

Meeting Number: 2493 277 4352 **Meeting Password:** SPzBMxVt886

4. By telephone: 1-408-418-9388

Access Code/Meeting Number: 2493 277 4352

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

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

KittCom
long@kittcom.org

Kittitas County Board of County
Commissioners
julie.kjorsvik@co.kittitas.wa.us

Kittitas County Code Enforcement
toni.berkshire@co.kittitas.wa.us

Kittitas County Environmental Health
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holly.erdman@co.kittitas.wa.us

Kittitas County Solid Waste Programs
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patti.stacey@co.kittitas.wa.us

Kittitas County Public Works
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kozj@yakamafish-nsn.gov
matj@yakamafish-nsn.gov
barh@yakamafish-nsn.gov

Department of Ecology
separegister@ecy.wa.gov
(Only use Register for Non-SEPA
Applications/Use PORTAL for SEPA
Required Projects)
tebu461@ecy.wa.gov
lowh461@ECY.WA.GOV
FormerOrchards@ecy.wa.gov
wendy.neet@ecy.wa.gov

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Jennifer.Nelson@dfw.wa.gov
Elizabeth.Torrey@dfw.wa.gov

Washington State DAHP
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James E Brooks Library
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nelmsk@cwu.edu

Kittitas County Building Dept.
Jeremy.larson@co.kittitas.wa.us
Steph.mifflin@co.kittitas.wa.us

WA State Department of Health
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WA Dept. of Natural Resources
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SEPACENTER@dnr.wa.gov
Garren.Andrews@dnr.wa.gov
MARTIN.MAUNEY@dnr.wa.gov

Allison Kimball
brooksideconsulting@gmail.com

Northern Kittitas County Tribune
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terry@nkctribune.com

Daily Record
mbreckenridge@kvnews.com
legals@kvnews.com

Army Corps of Engineers
Deborah.j.knaub@usace.army.mil

Bureau of Reclamation
lhendrix@usbr.gov
1917 Marsh Road
Yakima, WA 98901

Yakima Training Center
mark.a.gradwohl.civ@mail.mil

Northwest Training Range Complex
Kimberly.peacher@navy.mil
Robert.d.bright10.civ@army.mil

Kittitas County Assessor
Haley.mercer@co.kittitas.wa.us
Christine.garcia@co.kittitas.wa.us

Ellensburg Water Co.
ehurgwater@yahoo.com

Bull Canal Company
jbbunson@elltel.net

Neighboring City (if applicable)

Ellensburg School District 401
fwalker@eburg.wednet.edu
leslee.caul@esd401.org
carol.chrisman@esd401.org
traci.russell@esd401.org

elliott@kvfr.org
delvoj@kvfr.org
Kittitas Valley Fire & Rescue (District 2)
2020 Vantage Highway
Ellensburg, WA 98926

Snoqualmie Tribe
steve@snoqualmietribe.us
dahp@snoqualmietribe.us
adam@snoqualmietribe.us

Colville Tribe
guy.moura@colvilletribes.com
Aren.Orsen.HSY@colvilletribes.com
sam.rushing@colvilletribes.com

Kittitas Valley Healthcare
Attn: CEO
603 S. Chestnut Street
Ellensburg, WA 98926

Kittitas County P.U.D.
matt.boast@kittitaspud.com

Bonneville Power Administration
kdkistler@bpa.gov

Forest Service
klarned@fs.fed.us

Puget Sound Energy
Brian.ingalls@pse.com

Washington State DOT
Jacob.Prilucik@wsdot.wa.gov
SCPlanning@wsdot.wa.gov
PlattsT@wsdot.wa.gov

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

BUREAU OF LAND
MANAGEMENT
915 N. WALLA WALLA
WENATCHEE WA 98801

NKCT: August 11, 2022 and August 18, 2022

Please let me know if there are any questions or issues. If you have questions or issues after today, please contact Jeremy Johnston (Planning Official), cc'd on this e-mail, as I will be on vacation until August 16, 2022. Thanks!

Jeremiah Cromie
Planner II
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
Office: 509-962-7046
jeremiah.cromie@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

Sent: Friday, August 5, 2022 1:06 PM

To: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>

Subject: Ad: 269097 / Re: RZ-22-00001/CP-22-00001 Fiorito Brothers (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.

Hi Jeremiah,

Please see attached for your first legal proof scheduled to run on August 11 and 18.

Please let me know if you approve or would like any changes made.

I'll send the second legal proof shortly.

Thank you and have a nice vacation!

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, August 5, 2022 11:41 AM

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

'Jana Stoner' <jana@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; NKC

Tribune Advertising <ads@nkctribune.com>

Cc: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>; Kelly Bacon (CD)

<kelly.bacon.cd@co.kittitas.wa.us>; Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>

Subject: RZ-22-00001/CP-22-00001 Fiorito Brothers (Publishing) - Notice of Application

CAUTION, this email originated from outside the organization.

Good morning,

Please publish the attached legal in your papers as follows:

Daily Record: August 11 and August 18, 2022

NOTICE OF APPLICATION

Project Name (File Number): Fiorito Rezone & Comprehensive Plan Amendment (RZ-22-00001 & CP-22-00001)

Applicant: Property owner – Fiorito Brothers Inc.

Location: Tax parcel # 12311, located approximately 1400 feet north of the intersection of I-82 and Thrall Road off No. 6 Road in a portion of the SE ¼ of Section 30, Township 17, Range 19, W.M.; Kittitas County parcel map number 17-19-30040-0003.

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Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Monday September 12, 2022**. All comments will be considered in the decision-making process, and any person has the right to comment on this application and receive notification of the final decision, once made. Appeals of the rezone and comprehensive plan amendment decision must be filed within 60 days of the publication of the final decision (action) with the Eastern Washington Growth Management Hearings Board.

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1. In person in the Commissioner's Auditorium at 205 W 5th Avenue Room 109 Ellensburg, WA 98926
2. By online WebEx video conferencing meeting link: <https://kittitascounty.webex.com/j.php?MTID=e2bf884bf4433f42c60429dd1066aedb2>
3. By <https://kittitascounty.webex.com> or the Cisco WebEx App on your phone or electronic device:
Meeting Number: 2493 277 4352
Meeting Password: SPzBMxVt886
4. By telephone: 1-408-418-9388
Access Code/Meeting Number: 2493 277 4352

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

Notice of Application: Thursday, August 11, 2022
Application Received: Thursday, June 23, 2022
Application Complete: Thursday, July 21, 2022

PUBLISH: NKC Tribune: August 11 & 18, 2022

PUBLISH: Daily Record: August 11 & 18, 2022 / LEGAL #: 269097

From: [Megan Breckenridge](#)
To: [Jeremiah Cromie](#)
Subject: Re: 269097 / Re: RZ-22-00001/CP-22-00001 Fiorito Brothers (Publishing) - Notice of Application
Date: Friday, August 5, 2022 1:29:15 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.

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: Friday, August 5, 2022 1:26 PM
To: Megan Breckenridge <mbreckenridge@kvnews.com>
Subject: RE: 269097 / Re: RZ-22-00001/CP-22-00001 Fiorito Brothers (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
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
Office: 509-962-7046
jeremiah.cromie@co.kittitas.wa.us

From: Megan Breckenridge <mbreckenridge@kvnews.com>

E-mail was not sent until August 16, 2022 due to clerical error

Jeremiah Cromie

From: Jeremiah Cromie
Sent: Thursday, August 25, 2022 10:04 AM
To: Kim Dawson; 'long@kittcom.org'; Julie Kjorsvik; Toni Berkshire; Jesse Cox; Holly Erdman; Lisa Lawrence; Patti Stacey; Kelee Hodges; Codi Fortier; 'enviroreview@yakama.com'; 'corrine_camuso@yakama.com'; 'jessica_lally@yakama.com'; 'noah_oliver@yakama.com'; 'casey_barney@yakama.com'; 'kozj@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'; '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'; 'shane.early@dnr.wa.gov'; 'SEPACENTER@dnr.wa.gov'; 'Garren.Andrews@dnr.wa.gov'; 'MARTIN.MAUNEY@dnr.wa.gov'; 'brooksideconsulting@gmail.com'; 'tribune@nkctribune.com'; 'terry@nkctribune.com'; 'mbreckenridge@kvnews.com'; 'legals@kvnews.com'; 'Deborah.j.knaub@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; 'eburgwater@yahoo.com'; 'jbbunson@elltel.net'; 'fwalker@eburg.wednet.edu'; 'leslee.caul@esd401.org'; 'carol.chrisman@esd401.org'; 'traci.russell@esd401.org'; Rich Elliott; 'delvoj@kvfr.org'; 'steve@snoqualmietribe.us'; 'dahp@snoqualmietribe.us'; 'adam@snoqualmietribe.us'; 'guy.moura@colvilletribes.com'; 'Aren.Orsen.HSY@colvilletribes.com'; 'sam.rushing@colvilletribes.com'; 'matt.boast@kittitaspud.com'; 'Brian.ingalls@pse.com'; 'kdkistler@bpa.gov'; 'klarned@fs.fed.us'; 'Jacob.Prilucik@wsdot.wa.gov'; 'SCPlanning@wsdot.wa.gov'; 'PlattsT@wsdot.wa.gov'; 'ken.graham@parks.wa.gov'
Cc: Jeremy Johnston; Kelly Bacon (CD); Rachael Stevie (CD); 'randy@fioritobrothers.com'
Subject: RE: RZ-22-00001/CP-22-00001 Fiorito Brothers - Notice of Application

Due to this original e-mail not going out on the correct date, **the comment period will be extended until September 19, 2022 at 5p (PDT). CDS will assume your agency does not wish to provide comment if not received by this date.**

Let me know if you have any questions.

Jeremiah Cromie
Planner II
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
Office: 509-962-7046
jeremiah.cromie@co.kittitas.wa.us

From: Jeremiah Cromie
Sent: Tuesday, August 16, 2022 9:16 AM
To: Kim Dawson <kim.dawson@co.kittitas.wa.us>; 'long@kittcom.org' <long@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox

<jesse.cox@co.kittitas.wa.us>; Holly Erdman <holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Codi Fortier <codi.fortier@co.kittitas.wa.us>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; 'corrine_camuso@yakama.com' <corrine_camuso@yakama.com>; 'jessica_lally@yakama.com' <jessica_lally@yakama.com>; 'noah_oliver@yakama.com' <noah_oliver@yakama.com>; 'casey_barney@yakama.com' <casey_barney@yakama.com>; 'kozj@yakamafish-nsn.gov' <kozj@yakamafish-nsn.gov>; 'matj@yakamafish-nsn.gov' <matj@yakamafish-nsn.gov>; 'barh@yakamafish-nsn.gov' <barh@yakamafish-nsn.gov>; 'tebu461@ecy.wa.gov' <tebu461@ecy.wa.gov>; 'lowh461@ECY.WA.GOV' <lowh461@ECY.WA.GOV>; 'FormerOrchards@ecy.wa.gov' <FormerOrchards@ecy.wa.gov>; 'wendy.neet@ecy.wa.gov' <wendy.neet@ecy.wa.gov>; 'Scott.Downes@dfw.wa.gov' <Scott.Downes@dfw.wa.gov>; 'Jennifer.Nelson@dfw.wa.gov' <Jennifer.Nelson@dfw.wa.gov>; 'Elizabeth.Torrey@dfw.wa.gov' <Elizabeth.Torrey@dfw.wa.gov>; 'sepa@dahp.wa.gov' <sepa@dahp.wa.gov>; 'jorgenja@cwu.edu' <jorgenja@cwu.edu>; 'nelmsk@cwu.edu' <nelmsk@cwu.edu>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; 'russell.mau@doh.wa.gov' <russell.mau@doh.wa.gov>; 'rivers@dnr.wa.gov' <rivers@dnr.wa.gov>; 'shane.early@dnr.wa.gov' <shane.early@dnr.wa.gov>; 'SEPACENTER@dnr.wa.gov' <SEPACENTER@dnr.wa.gov>; 'Garren.Andrews@dnr.wa.gov' <Garren.Andrews@dnr.wa.gov>; 'MARTIN.MAUNEY@dnr.wa.gov' <MARTIN.MAUNEY@dnr.wa.gov>; 'brooksideconsulting@gmail.com' <brooksideconsulting@gmail.com>; 'tribune@nkctribune.com' <tribune@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; 'mbreckenridge@kvnews.com' <mbreckenridge@kvnews.com>; 'legals@kvnews.com' <legals@kvnews.com>; 'Deborah.j.knaub@usace.army.mil' <Deborah.j.knaub@usace.army.mil>; 'lhendrix@usbr.gov' <lhendrix@usbr.gov>; 'mark.a.gradwohl.civ@mail.mil' <mark.a.gradwohl.civ@mail.mil>; 'Kimberly.peacher@navy.mil' <Kimberly.peacher@navy.mil>; 'Robert.d.bright10.civ@army.mil' <Robert.d.bright10.civ@army.mil>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; 'eburgwater@yahoo.com' <eburgwater@yahoo.com>; 'jbbunson@elltel.net' <jbbunson@elltel.net>; 'fwalker@eburg.wednet.edu' <fwalker@eburg.wednet.edu>; 'leslee.caul@esd401.org' <leslee.caul@esd401.org>; 'carol.chrisman@esd401.org' <carol.chrisman@esd401.org>; 'traci.russell@esd401.org' <traci.russell@esd401.org>; Rich Elliott <elliotttr@kvfr.org>; 'delvoj@kvfr.org' <delvoj@kvfr.org>; 'steve@snoqualmtribe.us' <steve@snoqualmtribe.us>; 'dahp@snoqualmtribe.us' <dahp@snoqualmtribe.us>; 'adam@snoqualmtribe.us' <adam@snoqualmtribe.us>; 'guy.moura@colvilletribes.com' <guy.moura@colvilletribes.com>; 'Aren.Orsen.HSY@colvilletribes.com' <Aren.Orsen.HSY@colvilletribes.com>; 'sam.rushing@colvilletribes.com' <sam.rushing@colvilletribes.com>; matt.boast@kittitaspud.com; 'Brian.ingalls@pse.com' <Brian.ingalls@pse.com>; 'kdkistler@bpa.gov' <kdkistler@bpa.gov>; 'klarned@fs.fed.us' <klarned@fs.fed.us>; 'Jacob.Prilucik@wsdot.wa.gov' <Jacob.Prilucik@wsdot.wa.gov>; 'SCPlanning@wsdot.wa.gov' <SCPlanning@wsdot.wa.gov>; 'PlattsT@wsdot.wa.gov' <PlattsT@wsdot.wa.gov>; 'ken.graham@parks.wa.gov' <ken.graham@parks.wa.gov>
Cc: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>; Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>; Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>; 'randy@fioritobrothers.com' <randy@fioritobrothers.com>
Subject: RZ-22-00001/CP-22-00001 Fiorito Brothers - Notice of Application

Hello, I am not sure why this did not send last Thursday August 11, 2022 but please see below for request for comments on a proposed rezone and comprehensive plan amendment.

Good morning,

CDS is requesting comments on the following Rezone and Comprehensive Plan Amendment Applications: RZ/CP-22-00001 Fiorito Brothers. Links to the file materials can be found below. I have attached the Notice of Application to this e-mail. **The comment period will end on Monday September 12, 2022 at 5p (PDT). CDS will assume your agency does not wish to provide comment if not received by this date.**

Please let us know if you have issues accessing the materials.

Internal Link: [RZ-22-00001 Fiorito Brothers](#) (Please know the master file is bookmarked with all materials)

External Link: [RZ-22-00001 Fiorito Brothers](#)

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 “Rezoning” and then the Project File Number “RZ-22-00001 Fiorito Brothers”.

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