



**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-22-00003 / CP-22-00003) Flying A Land Rezone

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: August 11, 2022

I certify that the following documentation:

- Notice of Application for RZ-22-00003 / CP-22-00003 Flying A Land Rezone Application and Comprehensive Plan Amendment

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  
Community Development Services Planner I  
County of Kittitas  
State of Washington

Subscribed and sworn to before me this 11<sup>th</sup> day of August, 2022



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

My appointment expires: 12-23-25

## Rachael Stevie (CD)

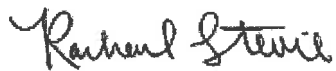
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**From:** Rachael Stevie (CD)  
**Sent:** Monday, August 8, 2022 10:42 AM  
**To:** 'Megan Breckenridge'; 'legals@kvnews.com'; 'Terry Hamberg'; 'Jana Stoner'  
**Subject:** CP/RZ-22-00003 Flying A Land - (Publishing) Notice of Application  
**Attachments:** RZ-22-00003 Flying A Land NOA Legal.doc; RZ-22-00003 Flying A Land NOA Legal.pdf

Good morning,

Please see attached memo and publish as requested.

Thank you!



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](mailto:rachael.stevie.cd@co.kittitas.wa.us)

## Rachael Stevie (CD)

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**From:** Terry Hamberg <terry@nkctribune.com>  
**Sent:** Monday, August 8, 2022 10:53 AM  
**To:** Rachael Stevie (CD)  
**Cc:** Jana Stoner  
**Subject:** Re: CP/RZ-22-00003 Flying A Land - (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.

### 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](mailto:tribune@nkctribune.com)

On Aug 8, 2022, at 10:42 AM, Rachael Stevie (CD) <[rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)> wrote:

Good morning,

Please see attached memo and publish as requested.

Thank you!

<image001.png>  
Planner I  
Kittitas County



# ADVERTISING PROOF

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

BILLING DATE:	ACCOUNT NO:
08/08/22	50096

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
269459	NOTICE OF APPLICATIO	08/11/22	08/18/22	4	\$478.51

### Payments:

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

Gross: **\$478.51**  
 Paid Amount: **\$0.00**

**Amount Due: \$478.51**

*We Appreciate Your Business!*

**NOTICE OF APPLICATION**

Project Name (File Number): Flying A Land Rezone  
(RZ-22-00003 / CP-22-00003)

Applicant: Flying A Land LLC (Owner)

Agent: Terra Design Group Inc. – Chad Bala

Location: Tax Parcel numbers 956822, 956823, 956824, 956825, 956826, 956827, 956828, 956829, 956816, 956817, 956818, 956819, 956820, 956821, 536136, 094834, 12133, and 958408 located south of Game Farm Road, 0.5 miles east of Wilson Creek Road 0.5 miles west of Vantage Highway, in Section 32, Township 18, Range 19 in Kittitas County.

Proposal: Flying A Land LLC is proposing to rezone their 18 parcels, equaling 12752 acres, currently zoned Agriculture 20 to Agriculture 5 to match adjacent properties. The rezone will allow the current use of the property to be consistent and compatible with the zoning code, as well as allow future expansion of existing uses. A comprehensive plan amendment (CP-22-00003), rezone application (RZ-22-00003), 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 "Rezoning" under permit number "RZ-22-00003 Flying A Land" Phone: (509) 962 7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00p.m. on Monday, September 12, 2022**. Any person has the right to comment on the application and request a copy of the decision once made. Appeals of the rezone and comprehensive plan amendment decisions 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 6p.m. in The Commissioner's Auditorium. You can attend the hearing in the following ways:

1. In person at 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=e2bf884bf4433f42c60429dd1066aadb2>
3. By <https://kittitascounty.webex.com> or the Cisco WebEx App on your phone or electronic device:  
**Meeting Number:** 2493 277 4352  
**Meeting Password:** SPzBMxV1886
4. By telephone: 1-408-418-9388  
**Access Code/Meeting Number:** 2493 277 4352

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

Notice of Application: Thursday, August 11, 2022  
Application Received: Thursday, June 30, 2022  
Application Complete: Friday, July 29, 2022

PUBLISH: NKC Tribune: August 11 & 18, 2022

PUBLISH: Daily Record: August 11 & 18, 2022 / LEGAL  
#: 269459

## Rachael Stevie (CD)

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**From:** Rachael Stevie (CD)  
**Sent:** Thursday, August 11, 2022 8:14 AM  
**To:** Kim Dawson; 'long@kittcom.org'; Julie Kjorsvik; Toni Berkshire; Jesse Cox; Holly Erdman; Lisa Lawrence; Patti Stacey; Kelee Hodges; 'codi.fortier@co.kittitas.wa.us'; 'Yakama Nation - Enviromental Review'; 'corrine\_camuso@yakama.com'; 'jessica\_lally@yakama.com'; 'Noah Oliver'; 'casey\_barney@yakama.com'; 'kozj@yakamafish-nsn.gov'; 'Jim Matthews'; 'barh@yakamafish-nsn.gov'; 'tebu461@ecy.wa.gov'; 'White, Lori (ECY)'; 'formerorchards@ecy.wa.gov'; 'wendy.neet@ecy.wa.gov'; 'Downes, Scott G (DFW)'; 'Nelson, Jennifer L (DFW)'; Torrey, Elizabeth M (DFW); 'SEPA (DAHP)'; 'James E Brooks Library - Jorgenja'; 'James E Brooks Library - Nelmsk'; Jeremy Larson; Steph Mifflin; 'Mau, Russell E (DOH)'; 'rivers@dnr.wa.gov'; Early, Shane (DNR); 'sepacenter@dnr.wa.gov'; 'garren.andrews@dnr.wa.gov'; 'MAUNEY, MARTY (DNR)'; 'Allison Kimball (brooksideconsulting@gmail.com)'; ' (tribune@nkctribune.com)'; 'Terry Hamberg'; 'Megan Breckenridge'; 'legals@kvnews.com'; 'deborah.j.knaub@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; 'sara@krdistrict.org'; 'Darin Yusi'; 'pubworks@ci.ellensburg.wa.us'; 'comdev@ci.ellensburg.wa.us'; 'energyservices@ci.ellensburg.wa.us'; 'aylingj@ci.ellensburg.wa.us'; 'Craig Jones'; 'fwalker@eburg.wednet.edu'; 'leslee.caul@esd401.org'; 'carol.chrisman@esd401.org'; 'traci.russell@esd401.org'; 'elliotr@kvfr.org'; 'Joe Delvo'; 'steve@snoqualmtribe.us'; 'dahp@snoqualmtribe.us'; 'Adam Osbekoff'; 'Guy Moura (HSY)'; 'Aren Orsen (HSY)'; 'sam.rushing@colvilletribes.com'; 'Matt Boast'; 'brian.ingalls@pse.com'; 'kdkistler@bpa.gov'; 'klarned@fs.fed.us'; 'Jacob Prilucik'; 'plattst@wsdot.wa.gov'; 'ken.graham@parks.wa.gov'  
**Subject:** CP/RZ-22-00003 Flying A Land - Notice of Application  
**Attachments:** RZ-22-00003 Flying A Land NOA Memo.pdf

Good morning,

CDS is requesting comment on the Comprehensive Plan Amendment / Rezone application: CP-22-00003 and RZ-22-00003: Flying A Land.

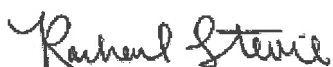
Links to the file materials can be found below.

The 30-day comment period will end **Monday, September 12, 2022 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.

Public Access: [CP/RZ-22-00003 Flying A Land](#)

Internal Access: [CP/RZ-22-00003 Flying A Land](#)

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 "Rezones" and then to Project File Number "RZ-22-00003 Flying A Land".



Planner I  
Kittitas County

AINSWORTH, CATALINA S & GUY  
SPENCER  
561 GAME BIRD LOOP  
ELLENSBURG, WA 98926

ATKINS, RYAN J & KALYN M  
491 GAME BIRD LOOP  
ELLENSBURG, WA 98926

BEARDSLEY, GREGORY JAMES  
PO BOX 395  
ELLENSBURG, WA 98926-1913

BEERS, DONDI LEE & WENDY M  
691 GAME BIRD LOOP  
ELLENSBURG, WA 98926-6123

BERG, KAYLIN  
801 GAME BIRD LOOP  
ELLENSBURG, WA 98926-6121

BRETTMANN, MARCO DOMINIC & CARLY  
MARIE  
60 SAGE GROUSE LN  
ELLENSBURG, WA 98926-6128

BURKE, ALAN M  
PO BOX 638  
ELLENSBURG, WA 98926-1918

CALAWAY, JEFF & VALERIE  
PO BOX 1142  
ELLENSBURG, WA 98926-1901

CARTER, BRIAN A & ARLENE M  
690 FIELDS RD  
ELLENSBURG, WA 98926-8500

DENNEHY, KAYLEER & SEAN  
31 SAGE GROUSE LN  
ELLENSBURG, WA 98926-6128

DEVERE, REBECCA LYNN  
911 GAME BIRD LOOP  
ELLENSBURG, WA 98926-6120

FALKIN, MARC L & REBECCA A  
960 GAME BIRD LOOP  
ELLENSBURG, WA 98926

FIRKINS, CHARLES & HELGA  
2951 GAME FARM RD  
ELLENSBURG, WA 98926-7286

FLYING A LAND LLC  
300 MISSION VIEW DR  
ELLENSBURG, WA 98926-5115

FORSTER, PATRICIA L  
141 SAGE GROUSE LN  
ELLENSBURG, WA 98926-6129

GOMEZ RIOS, MARIA L  
861 GAME BIRD LOOP  
ELLENSBURG, WA 98926-6121

GOODWIN, ALLISON LINDY & CURTIS  
LEONARD  
140 SAGE GROUSE LANE  
ELLENSBURG, WA 98926

HAMILTON, DONALD D & VICKI L  
2480 GAME FARM RD  
ELLENSBURG, WA 98926-1925

HENDERSHOT, MICHELLE NATA  
180 SAGE GROUSE LN  
ELLENSBURG, WA 98926-6129

KENWORTHY, TYLER & MARISSA LYNN  
181 SAGE GROUSE LN  
ELLENSBURG, WA 98926-6129

LAMOUREAUX, CHRISTOPHER FREDERICK  
631 GAME BIRD LOOP  
ELLENSBURG, WA 98926

MARSHALL, ADRIAN S J & JENNIFER L  
4613 VANTAGE HWY  
ELLENSBURG, WA 98926-9012

MITCHELL, RON V & SONJA H  
1193 NANEUM RD  
ELLENSBURG, WA 98926

MOENOA, CARL & SARA  
751 GAME BIRD LOOP  
ELLENSBURG, WA 98926-6122

OIEN, JAMES V & LISA M  
961 GAME BIRD LOOP  
ELLENSBURG, WA 98926-6120

OLSON, ROBERT EUGENE & DEVIN  
ELIZABETH  
340 GAME BIRD LOOP  
ELLENSBURG, WA 98926

PEDERSEN, CHACE SCOTT & CHELSEY  
HULSEY  
860 GAME BIRD LOOP  
ELLENSBURG, WA 98926-6121

PENA, MANUEL ANGEL  
30 SAGE GROUSE LN  
ELLENSBURG, WA 98926-6128

PHILLIPS, LESLIE V  
341 GAME BIRD LOOP  
ELLENSBURG, WA 98926

PIETERS, ROBERT E ETUX  
2771 GAME FARM RD  
ELLENSBURG, WA 98926

REUBLE, JEREMY GUSTAVE & KYLEE ANN  
208 W 9TH AVE STE 5  
ELLENSBURG, WA 98926-2480

ROGERS, GALEN L  
2170 GAME FARM RD  
ELLENSBURG, WA 98926

SANDMAN, SARAH & MICHAEL J  
2851 GAME FARM RD  
ELLENSBURG, WA 98926-7285

SELLERS, DELIENE A  
413 WALKER DR  
ELLENSBURG, WA 98926-3632

SELLERS, DELIENE A  
413 WALKER DR  
ELLENSBURG, WA 98926-3632

SHAW, DANIEL & EMILY  
3141 GAME FARM RD  
ELLENSBURG, WA 98926-7267

SHELTON, JAMIE & JUSTIN  
400 ESTATE LN  
ELLENSBURG, WA 98926-8170

WALKER, STEPHEN J & SUSANNAH B  
126 GOLDEN RIDGE RD  
ALAMO, CA 94507-2869

WEAVER, DEBORAH A  
24209 10TH PL W  
BOTHELL, WA 98021-8587

WHITE, JACOB R & JENNIFER A  
211 GAME BIRD LOOP  
ELLENSBURG, WA 98926-6124

WILSON, MACK C ETUX  
371 CANYON RIVER'S EDGE  
ELLENSBURG, WA 98926

YUKERT, DOUG A & KAREN L  
17743 MANASTASH RD  
ELLENSBURG, WA 98926-9119

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