



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: Zito Large Lot (LL-21-00002)

NOTIFICATION OF: Notice of Decision

NOTIFICATION MAIL DATE: 05/12/22

I certify that the following documentation:

- Notice of Decision: Zitto Large Lot

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.

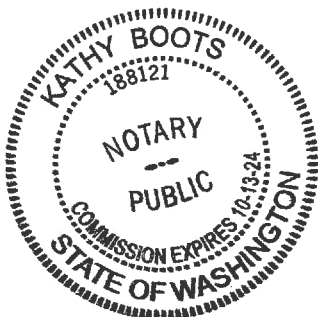
Signature

Kelly Bacon
Planner I
County of Kittitas
State of Washington

Subscribed and sworn to before me this 12th day of May, 2022

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

My appointment expires: 10-13-2024





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CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

NOTICE OF DECISION

TO: Applicant
Interested Parties (KCC 15A.06)

FROM: Kelly Bacon, Staff Planner

DATE: May 12, 2022

SUBJECT: Notice of Decision
Zito Large Lot Subdivision (LL-21-00002)

Notice is hereby given that on May 12, 2022, conditional preliminary approval was granted to KZ Freehold LLC, landowners, for a large lot subdivision application to turn approximately 164.21 acres into seven (7) twenty acre lots and one (1) 24.21 acre parcel. The subject property is zoned Agriculture 20 within a Rural Working Land Use designation.

Related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506 or found online at: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> under "Large Lots."

Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this administrative land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$1550 to Kittitas County Community Development Services at 411 N Ruby St Ste. 2, Ellensburg, WA 98926. The appeal deadline for this project is **May 26, 2022 at 5:00p.m.**

NOTICE OF DECISION

Project Name (File Number): Zito Large Lot Subdivision (LL-21-00002)

Applicants: KZ Freehold LLC, landowners Chris Cruse, Authorized Agent

Location: Two parcels, located approximately .26 miles south of the intersection of Wilson Creek Road and Thomas Road, in Section 31, T.19N, R.19E and Section 6, T.18N, R.19E, W.M.; in Kittitas County, bearing Assessor's map number 18-19-06010-0001 and 19-19-31040-0002.

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

Notice of Decision:	Thursday, May 12, 2022
Notice of Application:	Thursday, October 28, 2021
Application Received:	Tuesday, August 17, 2021
Application Complete:	Monday, October 25, 2021

Publish Northern Tribune:	May 12, 2022
Publish Daily Record:	May 12, 2022

From: [Kelly Bacon \(CD\)](#)
To: ["legals@kvnews.com"](mailto:legals@kvnews.com); tribune@nkctribune.com; [Megan Breckenridge](#)
Subject: (Publishing) LL-21-00002 Zito - Notice of Decision
Date: Monday, May 9, 2022 9:07:12 AM
Attachments: [LL-21-00002 Zito NOD Legal.docx](#)
[LL-21-00002 Zito NOD Legal.pdf](#)

Good morning,

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

Kelly Bacon (CD)

From: Terry Hamberg <tribune@nkctribune.com>
Sent: Monday, May 9, 2022 11:33 PM
To: Kelly Bacon (CD)
Subject: Re: (Publishing) LL-21-00002 Zito - Notice of Decision

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

On May 9, 2022, at 9:07 AM, Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us> wrote:

Good morning,

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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message id: 38eb45916c6dcbdac24bb8719d004a14

<LL-21-00002 Zito NOD Legal.docx><LL-21-00002 Zito NOD Legal.pdf>



ADVERTISING PROOF

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

BILLING DATE:	ACCOUNT NO:
05/09/22	50096

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
234974	NOTICE OF DECISION P	05/12/22	05/12/22	2	\$120.53

Payments:

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

Gross: **\$120.53**
 Paid Amount: **\$0.00**

Amount Due: \$120.53

We Appreciate Your Business!

NOTICE OF DECISION

**Project Name (File Number): Zito Large Lot
Subdivision (LL-21-00002)**

Applicants: KZ Freehold LLC, landowners
Chris Cruse, Authorized Agent

Location: Two parcels, located approximately .26 miles south of the intersection of Wilson Creek Road and Thomas Road, in Section 31, T.19N, R.19E and Section 6, T.18N, R.19E, W.M.; in Kittitas County, bearing Assessor's map number 18-19-06010-0001 and 19-19-31040-0002.

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Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this administrative land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$1550 to Kittitas County Community Development Services at 411 N Ruby St Ste. 2, Ellensburg, WA 98926. The appeal deadline for this project is **May 26, 2022 at 5:00p.m.**

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

Notice of Decision: Thursday, May 12, 2022
Notice of Application: Thursday, October 28, 2021
Application Received: Tuesday, August 17, 2021
Application Complete: Monday, October 25, 2021

PUBLISH: Northern Tribune: May 12, 2022

PUBLISH: Daily Record: May 12, 2022 / LEGAL #: 234974

Legals

NOTICE OF APPLICATION

Project Name (File Number): Hangar Taxilane (SE-22-00016)

Applicant: Kittitas County Airport

Authorized Agent: Ken Grannan

Location: Tax parcel numbers 955319 and 955320 located on E. Bowers Road, approximately 0.2 miles east of the intersection of E. Bowers Road and N. Airport Road, in Section 24, Township 18, Range 18 within the City of Ellensburg's Urban Growth Area, Kittitas County.

Proposal: The applicant, Kittitas County Airport, is proposing to construct a new 600' long by 25' wide taxiway, which will include earthwork, construction of pavement section, and stormwater improvements to provide adequate site drainage. The project requires a Grading Permit through Kittitas County Public Works with which this SEPA review is associated. The subject parcels are in Light Industrial zoning with an Urban 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-22-00016 Hangar Taxilane".

Written Comments from the public may be submitted to the Kittitas County Community Development Services no later than **Friday, May 27, 2022, 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 197-11-955. 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.

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

Notice of Application: Thursday, May 12, 2022
Application Received: Monday, April 25, 2022
Publication Date: Thursday, May 12, 2022

PUBLISH: Northern Kittitas County Tribune: May 12, 2022

PUBLISH: Daily Record: May 12, 2022 / LEGAL #: 235580

NOTICE OF DECISION

Project Name (File Number): Zito Large Lot Subdivision (LL-21-00002)

Applicants: KZ Freehold LLC, landowners
 Chris Cruse, Authorized Agent

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PUBLISH: Northern Tribune: May 12, 2022

PUBLISH: Daily Record: May 12, 2022 / LEGAL #: 234974

Legals

Public Notice
Kittitas County, Ellensburg WA

The Kittitas County Board of Commissioners will meet at 2:00 pm on May 24, 2022, in Room 109, at the Kittitas County Courthouse 205 W. 5th Ave. Ellensburg, WA to review community development and housing needs, inform citizens of the availability of funds and eligible uses of the State Community Development Block Grant (CDBG), and receive comments on proposed activities, particularly from lower income persons residing in the Kittitas County area. There is \$83,000.00 proposed to be available to Kittitas County and HopeSource to fund public services that principally benefit low- and moderate-income persons for the 2022 program year. Comments on Kittitas County and HopeSource's past performance and use of the prior year CDBG Public Services Grant will also be received. An overview of the proposed activities will be available for review in the Kittitas County Board of Commissioners Office up until the time of the Public Hearing. Comments may also be submitted in writing to Kittitas County Board of Commissioners by May 17, 2022, at 2:00 p.m. The Commissioners Auditorium is handicap accessible. Arrangements to reasonably accommodate special needs, including handicap accessibility or interpreter, will be made upon receiving 24-hour advance notice by contacting the Commissioners Office at 509-962-7508.

More information is online at <http://www.co.kittitas.wa.us/notices/>.

Julie Kiorsvik
 Clerk of the Board

PUBLISH: North Kittitas County Tribune: May 7 & 12, 2022

PUBLISH: Daily Record: May 7 & 12, 2022 / LEGAL #: 233346

KITTITAS RECLAMATION DISTRICT
SPECIAL BOARD OF DIRECTORS MEETING

The Kittitas Reclamation Board of Directors will meet in Special Session on May 24, 2022, at 11:00 am. Directors and staff will participate in-person at the KRD Office located at 315 N. Water St, Ellensburg WA. Pursuant to Washington Governor Inslee's Proclamation 20-26, as amended, that was originally issued on March 24, 2020, members of the public may not attend this meeting in person. Members of the Public who wish to participate in this meeting should use the following Conference Call #: 509-243-6391 / Participant Pin: 830828#

The purpose of the meeting is for:

- Executive Session a. RCW 42.30.110(1)(i) To discuss with legal counsel representing the agency in matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency in litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency.
- No business will be conducted after Executive Session
- Adjourn Meeting

The meeting agenda and past meeting minutes can be found on the Kittitas Reclamation District (KRD) Website 24 hours before each meeting.

PUBLISH: Daily Record: May 12, 2022 / LEGAL #: 235722

Public Notice
Kittitas County, Ellensburg WA

The Board of Kittitas County Commissioners will meet at 6pm on May 24, 2022 at 205 West 5th, Room 109, Ellensburg WA, in the Commissioners' Auditorium with a WebEx option to consider Non-Docket Cycle Amendments to Kittitas County Code section 12.15A.19, and 17.

More information is online at <http://www.co.kittitas.wa.us/notices/>.

Mandy Buchholz
 Clerk of the Board - Deputy

PUBLISH: North Kittitas County Tribune: May 12 & 19, 2022

PUBLISH: Daily Record: May 12 & 19, 2022 / LEGAL #: 233489



Legals

SUPERIOR COURT OF WASHINGTON
FOR YAKIMA COUNTY

In Re the Estate of CLARENCE E. HARRELL, Decedent.	No. 22-4-00301-39 NOTICE TO CREDITORS
--	--

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the Decedent that arose before the Decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of: (a) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (b) Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim will be forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.

Date of first publication: April 26, 2022

/s/ Troy C. Harrell
TROY C. HARRELL, Personal Rep.

Attorney for Personal Representative:
 BRYAN P. MYRE, WSBA #28422
 Address for Mailing or Service:
 WITHERSPOON KELLEY
 222 North Third Street
 Yakima, WA 98901

PUBLISH: Daily Record: April 26, 2022 and May 5 & 12, 2022 / LEGAL #: 230224

Public Notice
Kittitas County, Ellensburg WA

The Board of Kittitas County Commissioners will meet at 2:00 pm on May 17, 2022 in the Commissioners' Auditorium, 205 West 5th Avenue, Room 109, Kittitas County Courthouse, Ellensburg, WA to consider a proposed vacation of a portion of Holiday Avenue in Vantage, Washington.

More information is online at <http://www.co.kittitas.wa.us/notices/>.

Julie Kiorsvik
 Clerk of the Board

PUBLISH: North Kittitas County Tribune: May 5 & 7, 2022

PUBLISH: Daily Record: May 5 & 7, 2022 / LEGAL #: 233378



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AFFIDAVIT OF PUBLICATION

STATE OF WASHINGTON)
) SS
COUNTY OF KITTITAS)

TERRY L. HAMBERG, being duly sworn on oath, deposes and says that she is the publisher of the NORTHERN KITTITAS COUNTY TRIBUNE, a weekly newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the Superior Court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a weekly newspaper in Cle Elum, Kittitas County, Washington, and is now and during all of said time was published in an office maintained at the aforesaid place of publication of said newspaper. That the annexed is a true copy of

NOTICE OF DECISION to approve Zito Large Lot Subdivision (LL-21-00002)

as it was published in regular issues (and not in supplement form) of said newspaper once a week for a period of

1 subsequent weeks, commencing on the 12th
day of May, 2022 and ending on the
_____ day of _____, 2022,

both dates inclusive, and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the

sum of \$ 110.00, which amount has been paid in full.

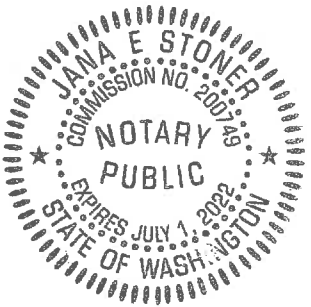
Terry L. Hamberg

Terry L. Hamberg

Subscribed and sworn to before me this 12th day of
May, 2022.

Jana E. Stoner
JANA E. STONER

Notary Public in and for the State of Washington, residing at Cle Elum, County of Kittitas. Expires 07/01/2022



KITTITAS COUNTY – NOTICE OF DECISION

Project Name (File Number): Zito Large Lot Subdivision (LL-21-00002)

Applicants: KZ Freehold LLC, landowners
Chris Cruse, Authorized Agent

Location: Two parcels, located approximately .26 miles south of the intersection of Wilson Creek Road and Thomas Road, in Section 31, T.19N, R.19E and Section 6, T.18N, R.19E, W.M.; in Kittitas County, bearing Assessor's map number 18-19-06010-0001 and 19-19-31040-0002.

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Kelly Bacon, Staff Planner: (509)-962-7539;
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(Published in the N.K.C. TRIBUNE, May 12, 2022.)