



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 SEPA Action

NOTIFICATION MAIL DATE: 04/21/22

I certify that the following documentation:

- Notice of SEPA Action: 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 21st day of April, 2022



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

My appointment expires: 12-23-25

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 SEPA ACTION for Zito LL-21-00002 project

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

2 subsequent weeks, commencing on the 21st
day of April, 2022 and ending on the
25th day of April, 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 \$ 190.00, which amount has been paid in full.

Terry L. Hamberg

Terry L. Hamberg

KITTITAS COUNTY – NOTICE OF SEPA ACTION Zito LL-21-00002

NOTICE IS HEREBY given that pursuant to WAC 197-11-355, Kittitas County Community Development Services did on April 21, 2022 issue a Mitigated Determination of Non-Significance (MDNS) for the Zito Large Lot Subdivision, application number LL-21-00002.

The lead agency for this proposal has determined that the proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.037(1) and WAC 197-11. This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

This MDNS is issued under WAC 197-11-355; the lead agency will not act on this proposal for 10 working days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21 RCW, shall be commenced on or before May 5, 2022 at 5 p.m. The complete checklist and associated documents may be viewed at Kittitas County Community Development Services 411 North Ruby St, Suite 2 Ellensburg, WA 98926, or at the Kittitas County Community Development Services website at: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> under "Large Lot" and project file number "LL-21-00002 Zito."

Staff Planner: Kelly Bacon
411 N. Ruby St. Suite 2
Ellensburg, WA. 98926
509-962-7539 • Kelly.bacon.cd@co.kittitas.wa.us

Date: **April 21, 2022**
Publish NKC Tribune: **April 21, 2022 & April 28, 2022**
Publish Daily Record: **April 21, 2022 & April 28, 2022**
Appeal Period Ends: **May 5, 2022**

(Published in the N.K.C. TRIBUNE, April 21 and 28, 2022.)

Subscribed and sworn to before me this 28th day of
April, 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



**Notice of SEPA Action
Zito LL-21-00002**

NOTICE IS HEREBY given that pursuant to WAC 197-11-355, Kittitas County Community Development Services did on April 21, 2022 issue a Mitigated Determination of Non-Significance (MDNS) for the Zito Large Lot Subdivision, application number LL-21-00002.

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Date: April 21, 2022
Publish NKC Tribune: April 21, 2022 & April 28, 2022
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Appeal Period Ends: May 5, 2022



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Office (509) 962-7506

"Building Partnerships – Building Communities"

NOTICE OF SEPA ACTION

To: Applicable Agencies
Parties of Record
Applicant

From: Kelly Bacon, Planner I

Date: April 21, 2022

Subject: **LL-21-00002 Zito – SEPA MDNS**

NOTICE IS HEREBY given that pursuant to WAC 197-11-355, Kittitas County Community Development Services did on April 21, 2022 issue a Mitigated Determination of Non-Significance (MDNS) for the Zito Large Lot Subdivision, application number LL-21-00002. The proposed subdivision is for an 8-lot large lot plat resulting in seven (7) 20-acre lots and one (1) 24-acre lot located on Two tax parcels (#284134 and #718434), 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.; Kittitas County parcel map numbers 18-19-06010-0001 and 19-19-31040-0002.

The lead agency for this proposal has determined that the proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.037(1) and WAC 197-11. This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

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Direct question regarding this proposal to:

Staff Planner: Kelly Bacon
411 N. Ruby St. Suite 2
Ellensburg, WA. 98926
509-962-7539
Kelly.bacon.cd@co.kittitas.wa.us

Kelly Bacon (CD)

From: Kelly Bacon (CD)
Sent: Monday, April 18, 2022 10:25 AM
To: (tribune@nkctribune.com); 'legals@kvnews.com'; Megan Breckenridge
Subject: (Publishing) Notice of SEPA Action - Zito LL-22-00002
Attachments: SE-21-00002 Zito Notice of SEPA action legal.docx; SE-21-00002 Zito Notice of SEPA action 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: Dawn Megles <dmegles@kvnews.com>
Sent: Monday, April 18, 2022 1:55 PM
To: Kelly Bacon (CD)
Cc: Megan Breckenridge
Subject: Fw: Ad: 226936, Notice of SEPA Action Zito LL-21-00002
Attachments: JOHNSTON-43-226936-1.pdf

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 Kelly,

Megan is out of the office this week but I can help you with the notice! Attached is a proof. I have it scheduled to run 4/21 and 4/28 for a total of \$211.93.

Please let me know if any changes are needed!

Thank you,

Dawn Megles
Daily Record
541-885-4446

From: dawnmegles@hjnews.com <dawnmegles@hjnews.com>
Sent: Monday, April 18, 2022 1:39 PM
To: Dawn Megles <dmegles@kvnews.com>
Subject: Ad: 226936, Notice of SEPA Action Zito LL-21-00002

CAUTION, this email originated from outside the organization.

Dawn Megles
Daily Record
dmegles@kvnews.com



ADVERTISING PROOF

401 N Main St,
 Ellensburg, WA 98926
 Ph. (541) 331-6473 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
04/18/22	50096

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
226936	Notice of SEPA Actio	04/21/22	04/28/22	4	\$211.93

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
------	--------	-----------	---------------	-------	--------

Discount: \$0.00
 Surcharge: \$0.00
 Credits: \$0.00

Gross: **\$211.93**
 Paid Amount: **\$0.00**

Amount Due: \$211.93

We Appreciate Your Business!

**Notice of SEPA Action
Zito LL-21-00002**

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Staff Planner: Kelly Bacon
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Ellensburg, WA. 98926
509-962-7539
Kelly.bacon.cd@co.kittitas.wa.us

Date: April 21, 2022

Publish NKC Tribune: April 21, 2022 & April 28, 2022

Publish Daily Record: April 21, 2022 & April 28, 2022

Appeal Period Ends: May 5, 2022

PUBLISH: Daily Record April 21, 28, 2022 /

LEGAL # 226936

Kelly Bacon (CD)

From: Terry Hamberg <tribune@nkctribune.com>
Sent: Monday, April 18, 2022 5:23 PM
To: Kelly Bacon (CD)
Subject: Re: (Publishing) Notice of SEPA Action - Zito LL-22-00002

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 Apr 18, 2022, at 10:25 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

<SE-21-00002 Zito Notice of SEPA action legal.docx><SE-21-00002 Zito Notice of SEPA action legal.pdf>

Kelly Bacon (CD)

From: Kelly Bacon (CD)
Sent: Tuesday, April 19, 2022 8:06 AM
To: Jana Stoner
Subject: RE: (Publishing) Notice of SEPA Action - Zito LL-22-00002

Thank you, the proof looks good.

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

If this is a Public Records Request, please go to <https://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

From: Jana Stoner <jana@nkctribune.com>
Sent: Monday, April 18, 2022 7:02 PM
To: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Cc: Terry Hamberg <tribune@nkctribune.com>
Subject: RE: (Publishing) Notice of SEPA Action - Zito LL-22-00002

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 Kelly,

We have this legal scheduled and total cost will be \$190; pdf proof attached for your review. Let us know by end of day Tuesday if there are any changes.

Have a good one,

Jana

Jana E. Stoner - Publisher / CEO
jana@nkctribune.com

(509) 674-2511 ext. 206
P.O. Box 308 | 807 W. Davis St., suite 101A
Cle Elum, WA 98922

- Northern Kittitas County Tribune
- U.K.C. Builders' Planning Guide
- EXPLORE! Central Cascades Visitor Guide

www.NKCTribune.com

From: "Kelly Bacon (CD)" <kelly.bacon.cd@co.kittitas.wa.us>
Subject: (Publishing) Notice of SEPA Action - Zito LL-22-00002
Date: April 18, 2022 at 10:25:06 AM PDT
To: "'(tribune@nkctribune.com)'" <tribune@nkctribune.com>, "'legals@kvnews.com'"
<legals@kvnews.com>, 'Megan Breckenridge' <mbreckenridge@kvnews.com>

Good morning,

Please publish the attached as requested.

Thank you,

Kelly Bacon
Planner I
Kittitas County Community Development Services

Kelly Bacon (CD)

From: Kelly Bacon (CD)
Sent: Thursday, April 21, 2022 8:41 AM
To: 'ken.edwards@kittitaspud.com'; prevention@kvfr.org; WA State Department of Health - Russell; Jessica Lally; WS DAHP; Candie Leader; chinook_6@icloud.com; 'crosepa@ecy.wa.gov'; WDFW - Jennifer Nelson; Holly Erdman
Cc: Nick Zito; kttkelleher@gmail.com; 'Chris Cruse'; Jeremy Johnston; Jeremiah Cromie; Rachael Stevie (CD)
Subject: Notice of SEPA Determination - LL-21-00002 Zito
Attachments: LL-21-00002 Zito Notice of Sepa Action Mailer.pdf; LL-22-00002 Zito - SEPA MDNS 4-21-22.pdf; SE-21-00023 KZ Freehold SEPA Checklist.pdf

Good morning,

Attached to this email you will find:

- Notice of SEPA Action
- SEPA Mitigated Determination of Nonsignificance (MDNS), and
- SEPA Checklist

Please contact me directly with any questions.

Thank you,

Kelly Bacon

Planner I

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Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us