



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: Commons at Dry Creek-PD-16-00001 & Associated LP-17-00004 MDJ Plat

NOTIFICATION OF: Notice of Application: Re-Notice

NOTIFICATION MAIL DATE: August 10th, 2018

I certify that the following documentation:

- Notice of Application Re-Notice, PD-16-00001 and LP-17-00004

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

Dusty Pilkington
Community Development Services Planner
County of Kittitas
State of Washington

Subscribed and sworn to before me this August 10th, 2018.



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

My appointment expires October 13th, 2020



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

NOTICE OF APPLICATION: RE-NOTICE

Re-notice of Application: August 10, 2018

Original Notice of Application: May 8, 2017

Application Received: PUD- November 1, 2016 & Plat- March 15, 2017

Application Complete: November 30, 2016

Project File Number(s): PD-16-00001 and LP-17-00004

Project Name: Commons at Dry Creek PUD and Preliminary Plat

Applicant: MDJ Contractors, LLC

Reason for Re-notice: This project is being re-noticed for the following reasons: 1) to ensure the proposal is reviewed as one project and not two separate proposals because previously the preliminary plat and PUD rezone were noticed separately; 2) to reflect additional information received regarding wetland delineation and a stormwater drainage management plan; and 3) to clarify the project acreage and proposed number of lots.

Location: Parcel 791033, located approximately ¼ mile off of Dry Creek Road, Ellensburg, WA 98926. Section 27, T18N, R18E WM, in Kittitas County. Assessor's Map number 18-18-27030-0019.

Proposal: MDJ Contractors, LLC, landowner, submitted additional information on July 21, 2017 in response to a CDS letter requesting additional information. This information clarified that the proposal is for a 34 lot Preliminary Plat (LP-17-00001) and associated Planned Unit Development (PD-16-00001) on 5.63 acres of land currently zoned Urban Residential within the City of Ellensburg's Urban Growth Area. Open space tracts, detention tract and community storage tract are also included with this proposal.

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> and navigating to "Rezones" and then the "Project File Number PD-16-00001" Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on September 10, 2018**. Any person has the right to comment on the application and request a copy of the decision once made.

Environmental Review (SEPA): 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, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the threshold determination may be obtained from the County.

Public Hearing: An open record hearing will be scheduled before the Kittitas County Hearing Examiner after the SEPA environmental threshold determination has been issued. A Public Hearing Notice will be issued establishing the date, time and location of this hearing.

Required Permits: Preliminary and Final Plat approval, Final Development Plan Approval, Kittitas County Access Permit, and potentially a NPDES Stormwater Permit

Designated Permit Coordinator (staff contact): Lindsey Ozbolt, Planning Official (509) 962-7046; email at lindsey.ozbolt@co.kittitas.wa.us

DAILY RECORD/KITTITAS P
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414
Fax (509)925-5696

ORDER CONFIRMATION

Salesperson: MEGAN WOODRUFF

Printed at 08/08/18 17:43 by mwo18

Acct #: 84329

Ad #: 1798675

Status: New WHOLD

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

Start: 08/10/2018 Stop: 08/17/2018
Times Ord: 2 Times Run: ***
STD6 2.00 X 9.06 Words: 488
Total STD6 18.12
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 316.38
Affidavits: 1

Contact: STEPH MIFFLIN
Phone: (509)962-7506
Fax#:
Email: jeff.watson@co.kittitas.wa.u
Agency:

Ad Descrpt: N/APP PD1600001/LP1700001
Given by: DUSTY PILKINGTON
P.O. #: PD1600001/PILKINGTON
Created: mwo18 08/08/18 17:36
Last Changed: mwo18 08/08/18 17:43

PUB ZONE EDT TP RUN DATES
DR A 97 S 08/10,17
DRWN LEG2 97 S 08/10,17

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.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Dusty Pilkington
Name (print or type)

Dusty Pilkington
Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS P
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509) 925-1414
Fax (509) 925-5696

ORDER CONFIRMATION (CONTINUED)

Salesperson: MEGAN WOODRUFF

Printed at 08/08/18 17:43 by mwo18

Acct #: 84329

Ad #: 1798675

Status: New WHOLD WHOI

NOTICE OF APPLICATION: RE-NOTICE

Project File Number(s): PD-16-00001 and LP-17-00001
Project Name: Commons at Dry Creek PUD and Preliminary Plat
Applicant: MDJ Contractors, LLC

Reason for Re-notice: This project is being re-noticed for the following reasons: 1) to ensure the proposal is reviewed as one project and not two separate proposals because previously the preliminary plat and PUD rezone were noticed separately; 2) to reflect additional information received regarding wetland delineation and a stormwater drainage management plan; and 3) to clarify the project acreage and proposed number of lots.

Location: Parcel 791033, located approximately ¼ mile off of Dry Creek Road, Ellensburg, WA 98926. Section 27, T18N, R18E WM, in Kittitas County. Assessor's Map number 18-18-27030-0019.

Proposal: MDJ Contractors, LLC, landowner, submitted additional information on July 21, 2017 in response to a CDS letter requesting additional information. This information clarified that the proposal is for a 34 lot Preliminary Plat (LP-17-00001) and associated Planned Unit Development (PD-16-00001) on 5.63 acres of land currently zoned Urban Residential within the City of Ellensburg's Urban Growth Area. Open space tracts, detention tract and community storage tract are also included with this proposal.

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> and navigating to "Rezoning" and then the "Project File Number PD-16-00001"
Phone: (509) 962 7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on **September 10, 2018**. Any person has the right to comment on the application and request a copy of the decision once made.

Environmental Review (SEPA): 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, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the threshold determination may be obtained from the County.

Public Hearing: An open record hearing will be scheduled before the Kittitas County Hearing Examiner after the SEPA environmental threshold determination has been issued. A Public Hearing Notice will be issued establishing the date, time and location of this hearing.

Required Permits: Preliminary and Final Plat approval, Final Development Plan Approval, Kittitas County Access Permit, and potentially a NPDES Stormwater Permit

Designated Permit Coordinator (staff contact): Lindsey Ozbolt, Planning Official (509) 962-7046; email at lindsey.ozbolt@co.kittitas.wa.us

Re-notice of Application: August 10, 2018

Original Notice of Application: May 8, 2017

Application Received:

PUD- November 1, 2016 & Plat- March 15, 2017

Application Complete: November 30, 2016

Publication Daily Record: August 10, 2018 & August 17, 2018



TEANAWAY RIDGE LLC
18-18-28000-0040

MDJ CONTRACTORS LLC
18-18-27030-0019

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, the GIS User Community

Legend

500 Foot Buffer

PD-16-00001
Commons at Dry Creek

Adjacent Propertie

08/10/2018

ADAMS, WILLIAM H & MARILYN L
2002 DRY CREEK RD
ELLENSBURG WA 98926-9454

BAIR, HUNTER R
2014 DRY CREEK RD
ELLENSBURG WA 98926-9454

BAUER, KELLY
2117 W CREEKSEDGE WAY
ELLENSBURG WA 98926-3629

BAUGH, JAMES W & BARBARA J
2018 W DRY CREEK RD
ELLENSBURG WA 98926-9454

BLAKE, TIMOTHY C & TRACY L
1202 N B ST
ELLENSBURG WA 98926-2529

BLEDSE, TIMOTHY & ERIN
1812 W CREEKSEDGE WAY
ELLENSBURG WA 98926-2392

BOE, THOMAS D JR &
1851 DRY CREEK RD BOE, RONDA S
ELLENSBURG WA 98926-6535

BOE, THOMAS DOUGLAS JR
1851 DRY CREEK RD
ELLENSBURG WA 98926-6535

BRIAN THOMPSON
1911 W DRY CREEK RD
ELLENSBURG WA 98926

BUCHANAN, DANIEL L & ANNE
KRISTINE
2000 W CREEKSEDGE WAY
ELLENSBURG WA 98926-2395

CARDENAS, RUBEN
2002 W PEAKVIEW DR
ELLENSBURG WA 98926-2396

CAROLLO, DARYLE L &
2004 CREEKSEDGE WAY DAY, DENISE M
ELLENSBURG WA 98926

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

CHASE, ROBERT M & BRENDA M
1853 DRY CREEK RD
ELLENSBURG WA 98926-6535

CONLEY, ERICK DONOVAN & KRISTINA
M
1924 W DRY CREEK RD
ELLENSBURG WA 98926-9455

COPPOCK, THOMAS K TRUSTEE
1301 NE 25TH ST
GRESHAM OR 97030-3023

CRAIG, CHRISTOPHER M & DAWN L
23902 127TH AVE NE
ARLINGTON WA 98223-8573

DALE, GEORGE A
105B ABBY AVE
BENTON CITY WA 99320-9703

DAVIS, CHRISTOPHER D &
2005 W PEAKVIEW DR DAVIS,
STEPHANIE N
ELLENSBURG WA 98926

DEKONING, BRAYTON M & HALEY J
1921 W PEAKVIEW DR
ELLENSBURG WA 98926-2394

EKLUND, JASON & LAURA
1903 W CREEKSEDGE WAY
ELLENSBURG WA 98926-2393

ENG, JASON A & KRISTEN K
2004 W PEAKVIEW DR
ELLENSBURG WA 98926

FRANCIS, DONALD L & TINA M
2110 DRY CREEK RD
ELLENSBURG WA 98926

FULTZ, CAMERON M & TERESA A
2312 N CREEKSEDGE WAY
ELLENSBURG WA 98926-2341

GOMEZ-VILCHIS, RAFAEL & VERONICA
2100 W CREEKSEDGE WAY
ELLENSBURG WA 98926-3629

GORDON, HUNTER V & ALYSSA R
1906 W DRY CREEK RD
ELLENSBURG WA 98926-9455

HAMMAN, WILLIAM K & NORMA L
2308 N CREEKSEDGE WAY
ELLENSBURG WA 98926-2341

HANSON, CANDY M
1921 W DRY CREEK RD
ELLENSBURG WA 98926

HEIN, RODNEY A
2001 W PEAKVIEW DR SHARP, ALLISON
C
ELLENSBURG WA 98926-2396

HENRICKSON, JOSH
1923 W PEAKVIEW DR
ELLENSBURG WA 98926-2394

HUDSON, DALE & MEAGAN
1919 W PEAKVIEW DR
ELLENSBURG WA 98926-2394

JACKSON, ERIC M & STEPHANIE R
1909 W DRY CREEK RD
ELLENSBURG WA 98926-9455

JACKSON, MICHAEL D
PO BOX 1117
ELLENSBURG WA 98926

JACOBS, LESLIE A
1911 W CREEKSEDGE WAY
ELLENSBURG WA 98926-2393

JASTREMSKI, NICOLE A
2115 W CREEKSEDGE WAY
ELLENSBURG WA 98926-3629

JENSEN, GINGER A
2008 DRY CREEK RD
ELLENSBURG WA 98926

JOHNSON, BRYAN D
1900 W CREEKSEDGE WAY
ELLENSBURG WA 98926-2393

KOSS, BRETT A & DANIELLE
2104 DRY CREEK RD
ELLENSBURG WA 98926-9447

KRAMLICH, RALPH E
2106 DRY CREEK RD
ELLENSBURG WA 98926

LABARR, RHONDA L
1907 W CREEKSEDGE WAY
ELLENSBURG WA 98926-2393

LAUTENSLAGER, QUINN & TIFFANI
1902 W CREEKSEDGE WAY
ELLENSBURG WA 98926-2393

LEININGER, RANDY L & LISA M
2315 N CREEKSEDGE WAY
ELLENSBURG WA 98926-2341

LESLIE, DALE S
2310 N CREEKSEDGE WAY
ELLENSBURG WA 98926-2341

LORIG, JOSEPH W & REBECCA
6203 MALLOCH DR
MEMPHIS TN 38119-6326

LOWELL, DUWARD MALCOLM &
KATHRYN
1910 DRY CREEK RD JACKSON, ERIC
MICHAEL & STEPHANI
ELLENSBURG WA 98926-9455

MARAVILLA, JUAN M ETAL
1909 W CREEKSEDGE WAY
ELLENSBURG WA 98926-2393

MARTINEZ, JOSE A, MANUEL T,
2006 W PEAKVIEW DR & ANGEL &
TORREZ, LIBRADA
ELLENSBURG WA 98926

MAULE, ROBERT A & TIFFANIE D
2004 13TH AVE SW
PUYALLUP WA 98371-6674

MCCONKEY, DENISE S &
1113 BROWN RD IMUS, LYNN M
ELLENSBURG WA 98926

MCLAUGHLIN, CHRIS C & DAWN R
2000 DRY CREEK RD
ELLENSBURG WA 98926-9454

MDJ CONTRACTORS LLC
PO BOX 1117
ELLENSBURG WA 98926-1900

NABOVCHIK, DAVID J & HALEY D
2402 N CREEKSEDGE WAY
ELLENSBURG WA 98926-2342

NIESSNER, ZACHARY &
1905 W CREEKSEDGE WAY JENSEN,
KRISTIN B
ELLENSBURG WA 98926-2393

NOCE, WILLIAM S & SUZANNE J
2401 N MIDDLECREST DR
ELLENSBURG WA 98926

OHARE, SHARON
2009 W DRY CREEK RD
ELLENSBURG WA 98926-9454

OHLDE, DENNIS ETUX
15191 E STATE ROUTE 106
BELFAIR WA 98528-8541

OLDHAM, CAROL H
2001 DRY CREEK RD
ELLENSBURG WA 98926-9454

ORTIZ-GONSALES, CESAR
2405 N CREEKSEDGE WAY
ELLENSBURG WA 98926-2342

PORTOLESE, LAURA BETH
2007 W CREEKSEDGE WAY
ELLENSBURG WA 98926-2395

POWER, SCOTT & MEGAN
2119 W CREEKSEDGE WAY
ELLENSBURG WA 98926-3629

PRECIADO, JOSE C & TARA J
2400 N CREEKSEDGE WAY
ELLENSBURG WA 98926-2342

QUINN, STERLING D & RACHEL A
2311 N CREEKSEDGE WAY
ELLENSBURG WA 98926

REEVES, BLAKE
2003 W CREEKSEDGE WAY
ELLENSBURG WA 98926-2395

REEVES, BLAKE E & SAMANTHA A
2003 W CREEKSEDGE WAY
ELLENSBURG WA 98926-2395

RICE, DAVID & MELANIE
2219 236TH ST SE
BOTHELL WA 98021-9564

RICE, DAVID L & MELANIE A
2219 236TH ST SE
BOTHELL WA 98021-9564

RIVERA, ANTHONY & CAROLINE
2309 N CREEKSEDGE WAY
ELLENSBURG WA 98926

ROSBACH, STEPHANIE L
2314 N CREEKSEDGE WAY
ELLENSBURG WA 98926-2341

SACKETT, JOAN
PO BOX 466
ELLENSBURG WA 98926-1915

SANDALOW, ALLAN J ETUX
290 OASIS LN
ELLENSBURG WA 98926

SHELTON, GEORGE & DEBORAH
6510 NANEUM RD
ELLENSBURG WA 98926

SILVA, EDWARD
1811 CREEKSEDGE WAY
ELLENSBURG WA 98926

SINCLAIR, DUSTIN
2004 DRY CREEK RD
ELLENSBURG WA 98926-9454

SODERSTROM, STACY K
1813 W CREEKSEDGE WAY
ELLENSBURG WA 98926-2392

SOLOMON, LISA A
2005 W CREEKSEDGE WAY
ELLENSBURG WA 98926-2395

STEVENS, SARAH JANE
2014 DRY CREEK RD
ELLENSBURG WA 98926-9454

STURGELL, DAVID A & KATHRYN G
1910 W DRY CREEK RD
ELLENSBURG WA 98926-9455

SUNDESTEN, CHRIS ADAM & JENNA
16605 SE 34TH ST
BELLEVUE WA 98008-5810

TEANAWAY RIDGE LLC
PO BOX 808
CLE ELUM WA 98922-0808

TENNIS, SEAN
2405 N CREEKSEDGE WAY
ELLENSBURG WA 98926-2342

THOMPSON, BRIAN M ETUX
1911 W DRY CREEK RD
ELLENSBURG WA 98926-9455

THOMPSON, SANDRA ROSE
1901 DRY CREEK RD
ELLENSBURG WA 98926-9455

TODD, KEVIN J
2007 W CREEKSEDGE WAY
ELLENSBURG WA 98926-2395

TURN, JAMES H & MARY S
1903 DRY CREEK RD
ELLENSBURG WA 98926-9455

VINCENT, BONITA L &
2007 W PEAKVIEW DR ROSS, PATRICK
M
ELLENSBURG WA 98926-2396

WILLIAMS, HENRY S SR
2001 W CREEKSEDGE WAY
ELLENSBURG WA 98926-2395

WILSON, THOMAS J & MONIQUE C
110 W 6TH AVE # 400
ELLENSBURG WA 98926-3106

WINN, CHRIS D
1810 W CREEKSEDGE
ELLENSBURG WA 98926

WOOD, PAUL
2313 N CREEKSEDGE WAY
ELLENSBURG WA 98926-2341

YUSI, DARIN B
PO BOX 1815
ELLENSBURG WA 98926

ZHOU, ZOE S
2401 N CREEKSEDGE WAY
ELLENSBURG WA 98926-2342

1915 W DRY CREEK RD
ELLENSBURG WA 98926

Dusty Pilkington

From: Dusty Pilkington
Sent: Friday, August 10, 2018 4:42 PM
To: Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Lisa Lawrence; Patti Johnson; Kelly Bacon; Candie Leader; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; 'separegister@ecy.wa.gov'; 'sepaunit@ecy.wa.gov'; 'gcle461@ecy.wa.gov'; 'lowh461@ECY.WA.GOV'; 'migi461@ECY.WA.GOV'; 'Downes, Scott G (DFW)'; 'Nelson, Jennifer L (DFW)'; 'SEPA (DAHP)'; 'jorgenja@cwu.edu'; 'nelmsk@cwu.edu'; Mike Flory; Douglas Mitchell; Stacey Henderson; Steph Mifflin; 'Mau, Russell E (DOH)'; 'ben.serr@doh.wa.gov'; 'brenda.smits@doh.wa.gov'; 'becky.kennedy@dnr.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'brooksideconsulting@gmail.com'; 'Deborah.j.knaub@usace.army.mil'; 'tribune@nkctribune.com'; 'terry@nkctribune.com'; 'chelberg@usbr.gov'; 'Michael.j.daniels3.cov@mail.mil'; 'Kimberly.peacher@navy.mil'; 'Joanna Markell'; 'legals@kvnews.com'; Karen Hodges; Justin Turnbull; Taylor Gustafson; RichElliott; 'ellensburgwater@yahoo.com'; 'fwalker@eburg.wednet.edu'; 'pubworks@ci.ellensburg.wa.us'; 'comdev@ci.ellensburg.wa.us'; 'energyservices@ci.ellensburg.wa.us'; 'arvilla@hctc.com'; 'ericj@mdjcontractors.com'; 'mikej@mdjcontractors.com'
Cc: Lindsey Ozbolt; Dan Carlson
Subject: Re-Notice: PD-16-00001 Commons at Dry Creek and LP-17-00004 Notice of Application
Attachments: PD-16-00001 Commons at Dry Creek ReNotice.pdf; PD-16-00001 Commons at Dry Creek SEPA Checklist.pdf; Revised Project Narrative.pdf; Revised PUD Response Letter.pdf; PD-16-00001 Commons at Dry Creek Revised Preliminary Plat Reduced.pdf

Greetings. I am requesting comments on this Planned Unit Development and Associated Plat. This a re-notice establishing a new 30 day comment period for this proposal. Anyone with an interest can comment, and the comment period ends September 10th, 2018 at 5:00 PM. Click the links below to view information on the permit. If you have no comment on the project, please reply and inform CDS.

[PD-16-00001 & LP-17-00004 Commons at Dry Creek \(County Departments\)](#)

[PD-16-00001 & LP-17-00004 Commons at Dry Creek \(Outside County Network\)](#)

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 "PD-16-00001".

The following documents are attached to this email:

- Re-Notice of Application Memo
- Existing SEPA Checklist
- Updated Preliminary Plat
- Updated Project Narrative
- Updated PUD Information

Thank you,

Dusty Pilkington

Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us