



# 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: Rampart Row, Short Plat (SP-19-00002)

NOTIFICATION OF: Notice of Decision

NOTIFICATION MAIL/PUBLISH DATE: 11/21/2019

I certify that the following documentation:

- Notice of Decision

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

Chelsea Benner  
Planner I  
County of Kittitas  
State of Washington

Subscribed and sworn to before me this 21st day of November, 2019



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

My appointment expires: 10-13-2020



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Fax (509) 962-7682

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### NOTICE OF DECISION

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

**FROM:** Chelsea Benner, Staff Planner

**DATE:** November 21, 2019

**SUBJECT:** Notice of Decision  
Rampart Row Short Plat (SP-19-00002)

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Notice is hereby given that on November 20, 2019, conditional preliminary approval was granted to Trevor Kostanich authorized agent for East Peak Development LLC, for a short plat application to subdivide approximately 29.13 acres into three (3) .11 acre parcels and one (1) 28.78 acre parcel. The subject property is zoned Planned Unit Development (PUD) as part of the Hyak Planned Unit Development Final Development Plan (Resolution No. 2018-070), and located approximately 1.5 miles south of Snoqualmie Pass, in a portion of the W ½ of Section 15, TWN 22N, RGE 11E, WM in Kittitas County, bearing Assessor's map number 22-11-15033-0001, parcel #198335.

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 on line at:

<http://www.co.kittitas.wa.us/cds/current/> under "Short Plats."

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 \$1560 to Kittitas County. The appeal deadline for this project is **December 9, 2019 at 5:00p.m.** Appeals submitted on or before December 3, 2019 shall be submitted to the Board of Commissioners at 205 West 5th, Room 108 Ellensburg, WA 98926. Any appeals submitted December 4, 2019 through December 9, 2019 shall be submitted to Community Development Services at 411 N Ruby St Ste. 2, Ellensburg, WA 98926.

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## Chelsea Benner

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**From:** Megan Woodruff <mwoodruff@kvnews.com>  
**Sent:** Wednesday, November 20, 2019 8:20 AM  
**To:** Chelsea Benner  
**Subject:** Re: Confirmation: Ad 1968659 for KC COMMUNITY DEVELOPMENT SERVICES / Re: Notice of Decision

Thanks again, Chelsea!

## Megan Woodruff

Advertising Assistant  
Ellensburg Daily Record  
(509) 925-1414, ext. 253  
[mwoodruff@kvnews.com](mailto:mwoodruff@kvnews.com) / [legals@kvnews.com](mailto:legals@kvnews.com)  
**[MY OFFICE HOURS: MON-FRI: 8:00am-4:30pm]**

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**From:** Chelsea Benner <[chelsea.benner@co.kittitas.wa.us](mailto:chelsea.benner@co.kittitas.wa.us)>  
**Sent:** Wednesday, November 20, 2019 8:14 AM  
**To:** Megan Woodruff <[mwoodruff@kvnews.com](mailto:mwoodruff@kvnews.com)>  
**Subject:** RE: Confirmation: Ad 1968659 for KC COMMUNITY DEVELOPMENT SERVICES / Re: Notice of Decision

It looks good. Thank you!

## Chelsea Benner

Planner II  
Kittitas County Community Development Services  
411 N Ruby Street, Suite 2 Ellensburg, WA 98926  
(p) 509-962-7506 (f) 509-962-7682  
[chelsea.benner@co.kittitas.wa.us](mailto:chelsea.benner@co.kittitas.wa.us)

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**From:** Megan Woodruff [<mailto:mwoodruff@kvnews.com>]  
**Sent:** Tuesday, November 19, 2019 4:25 PM  
**To:** Chelsea Benner  
**Subject:** Confirmation: Ad 1968659 for KC COMMUNITY DEVELOPMENT SERVICES / Re: Notice of Decision

Good evening Chelsea,

Please see attached for your legal proof scheduled to run on November 21.

***Please reply back with a final approval (or any needed changes) by 11:00am on November 20.***

Thank you and have a good remainder of your week!

## Megan Woodruff

Advertising Assistant  
Ellensburg Daily Record  
(509) 925-1414, ext. 253  
[mwoodruff@kvnews.com](mailto:mwoodruff@kvnews.com) / [legals@kvnews.com](mailto:legals@kvnews.com)  
**[MY OFFICE HOURS: MON-FRI: 8:00am-4:30pm]**

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**From:** Chelsea Benner <[chelsea.benner@co.kittitas.wa.us](mailto:chelsea.benner@co.kittitas.wa.us)>  
**Sent:** Tuesday, November 19, 2019 3:00 PM  
**To:** Megan Woodruff <[mwoodruff@kvnews.com](mailto:mwoodruff@kvnews.com)>; Megan Woodruff <[mwoodruff@kvnews.com](mailto:mwoodruff@kvnews.com)>;  
'tribune@nkctribune.com' <[tribune@nkctribune.com](mailto:tribune@nkctribune.com)>; 'terry@nkctribune.com' <[terry@nkctribune.com](mailto:terry@nkctribune.com)>  
**Subject:** Notice of Decision

Hello,  
Please publish the attached notice as requested ☺  
Thank you,

*Chelsea Benner*  
Planner II  
Kittitas County Community Development Services  
411 N Ruby Street, Suite 2 Ellensburg, WA 98926  
(p) 509-962-7506 (f) 509-962-7682  
[chelsea.benner@co.kittitas.wa.us](mailto:chelsea.benner@co.kittitas.wa.us)

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Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.  
message id: 38eb45916c6dcbdac24bb8719d004a14

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**WARNING: This email appears to have originated from a source outside of Adams. Please only click links and attachments if you're sure they are safe. -----**

## Chelsea Benner

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**From:** Terry Hamberg <terry@nkctribune.com>  
**Sent:** Tuesday, November 19, 2019 3:04 PM  
**To:** Chelsea Benner  
**Subject:** Re: Notice of Decision

### 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 Nov 19, 2019, at 3:00 PM, Chelsea Benner <[chelsea.benner@co.kittitas.wa.us](mailto:chelsea.benner@co.kittitas.wa.us)> wrote:

Hello,  
Please publish the attached notice as requested ☺  
Thank you,

*Chelsea Benner*

Planner II  
Kittitas County Community Development Services  
411 N Ruby Street, Suite 2 Ellensburg, WA 98926  
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[chelsea.benner@co.kittitas.wa.us](mailto:chelsea.benner@co.kittitas.wa.us)

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Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.  
message id: 38eb45916c6c6bdac24bb8719d004a14

<SP-19-00002 Rampart Row NOD Legal.pdf>

[Barbie123mcquay@gmail.com](mailto:Barbie123mcquay@gmail.com)

[Mike.flory@co.kittitas.wa.us](mailto:Mike.flory@co.kittitas.wa.us)

[Mark.cook@co.kittitas.wa.us](mailto:Mark.cook@co.kittitas.wa.us)

[Renee.m.delucia@gmail.com](mailto:Renee.m.delucia@gmail.com)

[Richard.Rodriguez@doh.wa.gov](mailto:Richard.Rodriguez@doh.wa.gov)

[4st4us@gmail.com](mailto:4st4us@gmail.com)

[Accounting@evolutionprojects.com](mailto:Accounting@evolutionprojects.com)

[Trevor@relevantplanning.com](mailto:Trevor@relevantplanning.com)

[Mkirpatrick@encompasses.net](mailto:Mkirpatrick@encompasses.net)

Scott Downs  
1701 South 24<sup>th</sup> Ave  
Yakima, WA 98902

Jeanne Ratcliffe-Gagliano  
3808 Forest Beach Dr NW  
Gig Harbor, WA 98335

Olive Ratcliffe  
Home Base LLC  
2145 N 88<sup>th</sup> St.  
Seattle, WA 98103

Kevin Curd  
PO Box 110  
Snoqualmie Pass, WA 98068

## Chelsea Benner

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**From:** Chelsea Benner  
**Sent:** Thursday, November 21, 2019 9:17 AM  
**To:** 'Barbie123mcquay@gmail.com'; Mike Flory; Mark Cook; 'Renee.m.delucia@gmail.com'; 'Richard.Rodriguez@doh.wa.gov'; '4st4us@gmail.com'; 'Accounting@evolutionprojects.com'; 'Trevor@relevantplanning.com'; 'Mkirpatrick@encompasses.net'  
**Cc:** Lindsey Ozbolt; Dan Carlson  
**Subject:** Notice of Decision SP-19-00002 Rampart Row  
**Attachments:** SP-19-00002 Rampart Row Preliminary Approval Findings of Fact Signed.pdf; SP-19-00002 Rampart Row NOD Memo.pdf

Good Morning,

Attached is the Notice of Decision and the Decision documents for the Rampart Row short plat. Please let me know if you have any questions.

Thank you,

*Chelsea Benner*

Planner II

Kittitas County Community Development Services

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[chelsea.benner@co.kittitas.wa.us](mailto:chelsea.benner@co.kittitas.wa.us)