

KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: Davis Short Plat (SP-22-00007)


NOTIFICATION OF: Notice of Decision

NOTIFICATION MAIL DATE: March 21, 2023

I certify that the following documentation:

- Notice of Decision: Davis Short Plat

has been mailed and/or e-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

Chace Pedersen
Planner I
County of Kittitas
State of Washington

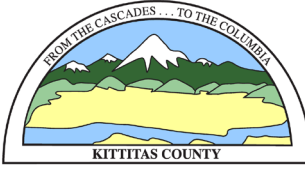
Subscribed and sworn to before me this 21st day of March 2023





Rebecca Cruse
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: 6-1-25



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

NOTICE OF DECISION

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

FROM: Chace Pedersen, Staff Planner

DATE: March 21, 2023

SUBJECT: Notice of Decision
Davis Short Plat (SP-22-00007)

Notice is hereby given that on March 21, 2023, conditional preliminary approval was granted to Davis Family Trust (Landowner) for a short plat application to subdivide 22.12 acres into one (1) 2.12-acre lot and one (1) 20-acre lot utilizing the New Small Lots Around Existing Residences section of Kittitas County Code 16.12.040(1). The subject property is zoned Commercial Agriculture with a Commercial Agriculture land use designation. The property is one tax parcel (#715134), located approximately 2.63 miles northeast of the City of Kittitas off of Caribou Road in a Portion of Section 31, T18, Range 20, W.M.; Kittitas County parcel map number 18-20-31000- 0003). Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

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 “Short Plats” and “SP-22-00007 Davis”.

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 \$1670 to Kittitas County. The appeal deadline for this project is **April 4, 2023 at 5:00p.m.** Appeals shall be submitted to Kittitas County Community Development Services at 411 N Ruby St, Suite 2, Ellensburg, WA 98926.

From: [Megan Breckenridge](#)
To: [Chace Pedersen](#)
Subject: Re: 348431 / Re: SP-22-00007 Davis - (Publishing) Notice of Decision
Date: Monday, March 20, 2023 8:57:58 AM

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.

Thank you for your final approval, Chace! Have a great day!

Megan Breckenridge

Advertising Assistant
Ellensburg Daily Record
Office: (509) 925-1414, ext. 570253
Direct Dial: (509) 204-8250
mbreckenridge@kvnews.com / legals@kvnews.com
[MY OFFICE HOURS: MON-FRI: 8:00am-4:00pm]

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Sent: Monday, March 20, 2023 8:56 AM
To: Megan Breckenridge <mbreckenridge@kvnews.com>
Subject: RE: 348431 / Re: SP-22-00007 Davis - (Publishing) Notice of Decision

CAUTION, this email originated from outside the organization.

Approved. Thanks!

Have a good Monday!

Chace Pedersen

Planner I
Kittitas County Community Development Services
411 N. Ruby Street, Ste 2
Ellensburg, WA 98926
Office: (509) 962-7637
chace.pedersen@co.kittitas.wa.us

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From: Megan Breckenridge <mbreckenridge@kvnews.com>

Sent: Monday, March 20, 2023 8:17 AM

To: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>

Subject: Re: 348431 / Re: SP-22-00007 Davis - (Publishing) Notice of Decision

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Good morning, Chace,

How does this corrected version look?

Thank you!

Megan Breckenridge

Advertising Assistant

Ellensburg Daily Record

Office: (509) 925-1414, ext. 570253

Direct Dial: (509) 204-8250

mbreckenridge@kvnews.com / legals@kvnews.com

[MY OFFICE HOURS: MON-FRI: 8:00am-4:00pm]

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>

Sent: Friday, March 17, 2023 4:12 PM

To: Megan Breckenridge <mbreckenridge@kvnews.com>

Subject: RE: 348431 / Re: SP-22-00007 Davis - (Publishing) Notice of Decision

CAUTION, this email originated from outside the organization.

Hey Megan,

I had to fix a typo in my contact information on the last legal I sent. Please see the attached update.

Thanks,

Chace Pedersen

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7637

chace.pedersen@co.kittitas.wa.us

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From: Megan Breckenridge <mbreckenridge@kvnews.com>
Sent: Friday, March 17, 2023 11:11 AM
To: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>; KVNews Legals <legals@kvnews.com>
Cc: Dan Carlson <dan.carlson@co.kittitas.wa.us>
Subject: Ad: 348431 / Re: SP-22-00007 Davis - (Publishing) 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.

Good morning, Chace,

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

Please let me know if you approve or would like any changes made by our 10:30am deadline on March 20.

Thank you and Happy St. Patrick's Day!

Megan Breckenridge

Advertising Assistant
Ellensburg Daily Record
Office: (509) 925-1414, ext. 570253
Direct Dial: (509) 204-8250
mbreckenridge@kvnews.com / legals@kvnews.com
[MY OFFICE HOURS: MON-FRI: 8:00am-4:00pm]

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Sent: Friday, March 17, 2023 8:41 AM
To: Megan Breckenridge <mbreckenridge@kvnews.com>; KVNews Legals <legals@kvnews.com>
Cc: Dan Carlson <dan.carlson@co.kittitas.wa.us>
Subject: SP-22-00007 Davis - (Publishing) Notice of Decision

CAUTION, this email originated from outside the organization.

Good morning,

Please publish the attached legal in your paper as follows:

Daily Record: March 21, 2023

Please let me know if there are any questions or concerns.

Thanks!

Chace Pedersen

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7637

chace.pedersen@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14



ADVERTISING PROOF

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

BILLING DATE:	ACCOUNT NO:
03/20/23	50096

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
348431	NOTICE OF DECISION P	03/21/23	03/21/23	2	\$124.25

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	\$0.00	Gross:	\$124.25
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: \$124.25

We Appreciate Your Business!

NOTICE OF DECISION

Project Name (File Number): Davis Short Plat (SP-22-00007)

Owner: Davis Family Trust

Location: One tax parcel (#715134), located approximately 2.63 miles northeast of the City of Kittitas off of Caribou Road in a Portion of Section 31, T18, Range 20, W.M.; Kittitas County parcel map number 18-20-31000- 0003).

Notice is hereby given that on March 21, 2023, conditional preliminary approval was granted to Davis Family Trust (Landowner) for a short plat application to subdivide 22.12 acres into one (1) 2.12-acre lot and one (1) 20-acre lot utilizing the New Small Lots Around Existing Residences section of Kittitas County Code 16.12.040(1). The subject property is zoned Commercial Agriculture with a Commercial Agriculture land use designation.

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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 \$1670 to Kittitas County. The appeal deadline for this project is **April 4, 2023 at 5:00p.m.** Appeals shall be submitted to Kittitas County Community Development Services at 411 N Ruby St, Suite 2, Ellensburg, WA 98926.

Designated Permit Coordinator (staff contact): Chace Pedersen, Staff Planner: (509)-962-7637; email at chace.pedersen@co.kittitas.wa.us

Notice of Decision: March 21, 2023

Notice of Application: January 12, 2023

Application Received: December 20, 2022

Application Complete: January 9, 2023

PUBLISH: Daily Record: March 21, 2023 / LEGAL #: 348431

Kittitas County Deputy Fire Marshal
Joe.dietzel@co.kittitas.wa.us

WA State Department of Health
russell.mau@doh.wa.gov

Kittitas County Public Works
kelee.hodges.pw@co.kittitas.wa.us
candie.leader@co.kittitas.wa.us

Confederated Tribes of the Colville
Reservation
guy.moura@colvilletribes.com
sam.rushing@colvilletribes.com
connor.armi.hsy@colvilletribes.com

Kittitas Reclamation District
sara@krdistrict.org

BPA
Dtsmith@BPA.gov
dxrodgers@bpa.gov

Snoqualmie Tribe
adam@snoqualmietibe.us

Applicants

Eric Davis ericd@advantagedirt.com
Chris Cruse chris@cruseandassoc.com

KVFR
delvoj@kvfr.org

WDFW
Jennifer.nelson@dfw.wa.gov

Kittitas County Public Health
Publichealthinspectors@co.kittitas.wa.us

From: [Chace Pedersen](#)
To: [Joe Dietzel](#); "russell.mau@doh.wa.gov"; [Kelee Hodges](#); [Candie Leader](#); "guy.moura@colvilletribes.com"; "sam.rushing@colvilletribes.com"; "connor.armi.hsy@colvilletribes.com"; "sara@krdistrict.org"; "Dtsmith@BPA.gov"; [Eric Davis](#); "[Chris Cruse](#)"; [PublicHealth Inspectors](#); "dxroddgers@bpa.gov"; "[Adam Osbekoff](#)"; "delvoj@kvfr.org"; "Jennifer.Nelson@dfw.wa.gov"
Cc: [Dan Carlson](#); [Kelly Bacon \(CD\)](#); [Jeremiah Cromie](#)
Subject: SP-22-00007 Davis - Notice of Decision
Date: Tuesday, March 21, 2023 8:25:00 AM
Attachments: [SP-22-00007 Davis - NOD Memo.pdf](#)
[SP-22-00007 Davis - Preliminary Approval Findings of Fact.pdf](#)

Good morning,

Please see the attached correspondence regarding the Davis preliminary short plat (SP-22-00007) decision. The appeal date for the decision is **April 4, 2023 at 5:00pm.**

Please contact me with any questions.

Thanks,

Chace Pedersen

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7637

chace.pedersen@co.kittitas.wa.us

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