



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: 3 Boots Ranch Conditional Use Permit (CU-23-00001)

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: February 14, 2023

I certify that the following documentation:

- Notice of Application: 3 Boots Ranch Conditional Use Permit

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 14th day of February, 2023



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

My appointment expires: 12.23.25



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

NOTICE OF APPLICATION

Notice of Application: Tuesday, February 14, 2023

Application Received: Friday, January 27, 2023

Application Complete: Monday, February 6, 2023

Project Name File Number: 3 Boots Ranch (CU-23-00001)

Applicant: Scott Toland (Landowner)

Location: 1 parcel # 214534, in a portion of Section 29, T18, R19, WM in Kittitas County, bearing Assessor's map number 18-19-29020-0007.

Proposal: Scott Toland, landowner is proposing an Agricultural Processing Facility – a USDA certified full-service meat processing operation serving the local region, on approximately 14.90 acres. The subject property is zoned Agriculture 5 with a Rural Residential Land Use designation.

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>, under "Conditional Use Permits" under permit number "CU-23-00001 3 Boots Ranch," Phone: (509) 962-7539

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Thursday, March 2, 2023**. Any person has the right to comment on the application and request a copy of the decision once made.

Environmental Review: The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the optional DNS process in WAC 197-11-355, 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. A copy of the threshold determination may be obtained from the County once issued.

Public Hearing: An open record hearing will be scheduled before the Kittitas County Hearing Examiner. A Public Hearing Notice will be issued establishing the date, time and location of this hearing.

Required Permits: Conditional Use Permit, SEPA

Required Studies: None

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

NOTICE OF APPLICATION

Project Name (File Number): 3 Boots Ranch (CU-23-00001)

Applicant: Scott Toland (Landowner)

Location: 1 parcel #214534, in a portion of Section 29, T18, R19, WM in Kittitas County, bearing Assessor's map number 18-19-29020-0007.

Proposal: Scott Toland, landowner is proposing an Agricultural Processing Facility – a USDA certified full-service meat processing operation serving the local region, on approximately 14.90 acres. The subject property is zoned Agriculture 5 with a Rural Residential Land Use designation..

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>, under “Conditional Use Permits” under permit number “CU-23-00001 3 Boots Ranch,” Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Thursday, March 2, 2023. 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. A copy of the threshold determination may be obtained from the County once issued.

Public Hearing: An open record hearing will be scheduled before the Kittitas County Hearing Examiner. A Public Hearing Notice will be issued establishing the date, time and location of this hearing.

Required Permits: Conditional Use Permit, SEPA

Required Studies: None

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

Notice of Application:	Tuesday, February 14, 2023
Application Received:	Friday, January 27, 2023
Application Complete:	Monday, February 6, 2023
Publication Date:	Tuesday, February 14, 2023

Publish Daily Record:	Tuesday, February 14, 2023
-----------------------	----------------------------

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

Kittitas County Sheriff's Dept.
kim.dawson@co.kittitas.wa.us

Kittitas County Board of County
Commissioners
julie.kjorsvik@co.kittitas.wa.us

KittCom
long@kittcom.org

Kittitas County Code Enforcement
toni.berkshire@co.kittitas.wa.us

Kittitas County Environmental Health
PublicHealthInspectors@co.kittitas.wa.us

Kittitas County Solid Waste Programs
lisa.lawrence@co.kittitas.wa.us
patti.stacey@co.kittitas.wa.us

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

Yakama Nation
enviroreview@yakama.com
corrine_camuso@yakama.com
jessica_lally@yakama.com
noah_oliver@yakama.com
casey_barney@yakama.com
kozj@yakamafish-nsn.gov
matj@yakamafish-nsn.gov
barh@yakamafish-nsn.gov

Department of Ecology
separegister@ecy.wa.gov
**(Only use Register for Non-SEPA
Applications/Use PORTAL for SEPA
Required Projects)**
tebu461@ecy.wa.gov
lowh461@ECY.WA.GOV
FormerOrchards@ecy.wa.gov
wendy.neet@ecy.wa.gov
crosepa@ecy.wa.gov
lcar461@ecy.wa.gov

Airport Manager
david.ohl@co.kittitas.wa.us
Codi.Fortier@co.kittitas.wa.us

WA Dept. Fish and Wildlife
Scott.Downes@dfw.wa.gov
Jennifer.Nelson@dfw.wa.gov
Elizabeth.Torrey@dfw.wa.gov

Washington State DAHP
sepa@dahp.wa.gov

James E Brooks Library
jorgenja@cwu.edu
nelmsk@cwu.edu

Kittitas County Building Dept.
Jeremy.larson@co.kittitas.wa.us
Steph.mifflin@co.kittitas.wa.us

WA State Department of Health
russell.mau@doh.wa.gov
brietta.carter@doh.wa.gov (Add this and
SPUD (below) only if in Snoqualmie Pass
Area)
Snoqualmie Pass Utility District
THastings@snoypass.org

WA Dept. of Natural Resources
rivers@dnr.wa.gov
brenda.young@dnr.wa.gov
luke.warthen@dnr.wa.gov
SEPACENTER@dnr.wa.gov
MARTIN.MAUNEY@dnr.wa.gov
scott.chambers@dnr.wa.gov

Allison Kimball
brooksideconsulting@gmail.com

Northern Kittitas County Tribune
tribune@nkctribune.com
terry@nkctribune.com

Daily Record
mbreckenridge@kvnews.com
legals@kvnews.com

Army Corps of Engineers
Deborah.j.knaub@usace.army.mil
Jenae.N.Churchill@usace.army.mil

Bureau of Reclamation
lhendrix@usbr.gov
1917 Marsh Road
Yakima, WA 98901

Yakima Training Center
mark.a.gradwohl.civ@mail.mil

Northwest Training Range Complex
Kimberly.peacher@navy.mil
Robert.d.bright10.civ@army.mil

Kittitas County Assessor
Haley.mercer@co.kittitas.wa.us
Christine.garcia@co.kittitas.wa.us

Snoqualmie Tribe
steve@snoqualmietribe.us
dahp@snoqualmietribe.us
adam@snoqualmietribe.us

Colville Tribe
guy.moura@colvilletribes.com
sam.rushing@colvilletribes.com
connor.armi.hsy@colvilletribes.com

Kittitas County P.U.D.
matt.boast@kittitaspud.com

Puget Sound Energy
Brian.ingalls@pse.com

Bonneville Power Administration
Dtsmith@BPA.gov

Forest Service
kimberly.larned@usda.gov

Washington State DOT
Jacob.Prilucik@wsdot.wa.gov
SCPlanning@wsdot.wa.gov
AviationLandUse@wsdot.wa.gov

Washington State Parks
ken.graham@parks.wa.gov
PO Box 42650
Olympia, WA 98504-2650

Kittitas Valley Healthcare
Attn: CEO
603 S. Chestnut Street
Ellensburg, WA 98926
(mailed)

Kittitas Reclamation District
sara@krdistrict.org

Ellensburg School District 401
kim.snider@esd401.org
leslee.caul@esd401.org
angela.garrettgordon@esd401.org
carol.chrisman@esd401.org
traci.russell@esd401.org

elliotr@kvfr.org
delvoj@kvfr.org
Kittitas Valley Fire & Rescue (District 2)
2020 Vantage Highway
Ellensburg, WA 98926

City of Ellensburg
yusid@ci.ellensburg.wa.us
pubworks@ci.ellensburg.wa.us
comdev@ci.ellensburg.wa.us
energyservices@ci.ellensburg.wa.us

BUREAU OF LAND MANAGEMENT
915 N. WALLA WALLA
WENATCHEE WA 98801
(mailed)

Federal Aviation Administration (FAA)
Ilon.Logan@faa.gov

WINTER, BRADY T & BETH J
961 LYONS RD
ELLENSBURG, WA 98926

KIDD, ROY & VONNIE C
3326 WILSON CREEK RD
ELLENSBURG, WA 98926-7241

TOLAND, SCOTT E
310 ROSEBRIAR LN
ELLENSBURG, WA 98926-7230

JULSRUD, CURTIS J
406 S PINE ST
ELLENSBURG, WA 98926-3710

CHAMBERLIN, DAVID J & ERIN C
381 ROSE BRIAR LN
ELLENSBURG, WA 98926

WHITMAN, RANDALL M & DEBORAH A
140 ROSEBRIAR LN
ELLENSBURG, WA 98926-7231

ELKINS, RONALD DAVID ETUX
2660 WILSON CREEK RD
ELLENSBURG, WA 98926-7235

STERLEY, LEVI
23326 151ST PL SE
MONROE, WA 98272-8432

CHARLTON, MARK A & TEDDY MAY
4820 FAIRVIEW RD
ELLENSBURG, WA 98926-7101

WYMAN, RANDY ETUX
3320 WILSON CREEK RD
ELLENSBURG, WA 98926

TOLAND, SCOTT ERIC
310 ROSEBRIAR LANE
ELLENSBURG, WA 98926

SHAW, FRANK L ETUX
3324 WILSON CREEK RD
ELLENSBURG, WA 98926

MINOR, RILEY S
8001 NANEUM RD
ELLENSBURG, WA 98926-5518

GRASHER, JASON & ADRIENNE M
821 LYONS RD
ELLENSBURG, WA 98926-7227

HAJNY HOLDINGS LLC
2751 BRICK MILL RD
ELLENSBURG, WA 98926

BACH, JEREMY J & KAREN L
3410 WILSON CREEK RD
ELLENSBURG, WA 98926-7768

SKISTAD, ROGER P ETUX
441 ROSEBRIAR LANE
ELLENSBURG, WA 98926

BACH, MICHAEL G
3340 WILSON CREEK RD
ELLENSBURG, WA 98926-7241

TARP-IT INC
3000 WILSON CREEK RD
ELLENSBURG, WA 98926

MUNDY, BABBETTE
3100 WILSON CREEK RD
ELLENSBURG, WA 98926

LARSON, CHAD GREGORY &
SAMANTHA J
3001 WILSON CREEK RD
ELLENSBURG, WA 98926-7238

RASE, DAVID & GAIL
5509 NW GROSS RD
BREMERTON, WA 98312-9597

LAZY ED RANCH INC
3590 WILSON CREEK RD
ELLENSBURG, WA 98926-7242

COOK, DANIEL ROBERT & MICHELE
ANN
3050 WILSON CREEK RD
ELLENSBURG, WA 98926-7238

SPELLMAN, KAREN B
3291 WILSON CREEK RD
ELLENSBURG, WA 98926

MINOR, BRENT & MARY
8001 NANEUM RD
ELLENSBURG, WA 98926-5518

BOWERS, DAN G
3322 WILSON CREEK RD
ELLENSBURG, WA 98926-7241

Kelly Bacon (CD)

From: Kelly Bacon (CD)
Sent: Monday, February 13, 2023 9:32 AM
To: Megan Breckenridge
Subject: RE: 334383 / Re: (Publishing) Notice of Application - CU-23-00001 3 Boots Ranch

Megan,

The proof looks great.

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

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: Megan Breckenridge <mbreckenridge@kvnews.com>
Sent: Monday, February 13, 2023 8:59 AM
To: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Subject: Ad: 334383 / Re: (Publishing) Notice of Application - CU-23-00001 3 Boots Ranch
Importance: High

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, Kelly,

Please see attached for your legal proof scheduled to run in tomorrow's paper, February 14.

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

Thank you and have a great week!

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: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Sent: Monday, February 13, 2023 8:40 AM
To: Megan Breckenridge <mbreckenridge@kvnews.com>
Subject: (Publishing) Notice of Application - CU-23-00001 3 Boots Ranch

CAUTION, this email originated from outside the organization.

Good morning Megan,

Please publish the attached as requested.

Happy Monday!

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

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, or reproduction is strictly prohibited. If you received this in error, please contact the sender immediately and delete the material from all devices.
message id: 38eb45916c6dcbdac24bb8719d004a14



ADVERTISING PROOF

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

BILLING DATE:	ACCOUNT NO:
02/13/23	50096

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
334383	NOTICE OF APPLICATIO	02/14/23	02/14/23	2	\$161.75

Payments:

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

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

Gross: **\$161.75**
 Paid Amount: **\$0.00**

Amount Due: \$161.75

We Appreciate Your Business!

NOTICE OF APPLICATION

Project Name (File Number): 3 Boots Ranch (CU-23-00001)

Applicant: Scott Toland (Landowner)

Location: 1 parcel #214534, in a portion of Section 29, T18, R19, WM in Kittitas County, bearing Assessor's map number 18-19-29020-0007.

Proposal: Scott Toland, landowner is proposing an Agricultural Processing Facility – a USDA certified full-service meat processing operation serving the local region, on approximately 14.90 acres. The subject property is zoned Agriculture 5 with a Rural Residential Land Use designation.

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>, under "Conditional Use Permits" under permit number "CU-23-00001 3 Boots Ranch," Phone: (509) 962 7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Thursday, March 2, 2023. 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. A copy of the threshold determination may be obtained from the County once issued.

Public Hearing: An open record hearing will be scheduled before the Kittitas County Hearing Examiner. A Public Hearing Notice will be issued establishing the date, time and location of this hearing.

Required Permits: Conditional Use Permit, SEPA

Required Studies: None

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

Notice of Application: Tuesday, February 14, 2023

Application Received: Friday, January 27, 2023

Application Complete: Monday, February 6, 2023

Publication Date: Tuesday, February 14, 2023

PUBLISH: Daily Record: February 14, 2023 / LEGAL #: 334383

Kelly Bacon (CD)

From: Kelly Bacon (CD)
Sent: Tuesday, February 14, 2023 8:52 AM
To: Joe Dietzel; Kim Dawson; George Long; Julie Kjorsvik; Toni Berkshire; PublicHealth Inspectors; Lisa Lawrence; Patti Stacey; Kelee Hodges; Candie Leader; David Ohl; Codi Fortier; Yakama Nation Enviroreview; Corrine Camuso; Jessica Lally; Noah Oliver; Casey Barney; Kozj; matj; barh; 'tebu461@ecy.wa.gov'; DOE - lowh; 'FormerOrchards@ecy.wa.gov'; 'wendy.neet@ecy.wa.gov'; 'crosepa@ecy.wa.gov'; 'Carp, Lizzie (ECY)'; WDFW - Scott Downes; WDFW - Jennifer Nelson; WDFW - Elizabeth Torrey; WS DAHP; James E Brooks Library - Jorgenja; James E Brooks Library - Nelmsk; Jeremy Larson; Steph Mifflin; WA State Department of Health - Russell; 'brietta.carter@doh.wa.gov'; Tom Hastings; 'rivers@dnr.wa.gov'; 'brenda.young@dnr.wa.gov'; 'luke.warthen@dnr.wa.gov'; 'SEPACENTER@dnr.wa.gov'; 'MARTIN.MAUNEY@dnr.wa.gov'; 'scott.chambers@dnr.wa.gov'; Allison Kimball (brooksideconsulting@gmail.com); (tribune@nkctribune.com); 'terry@nkctribune.com'; Megan Breckenridge; 'legals@kvnews.com'; 'deborah.j.knaub@usace.army.mil'; 'jenae.N.Churchill@usace.army.mil'; 'Hendrix, Leah D'; 'mark.a.gradwohl.civ@mail.mil'; 'Kimberly.peacher@navy.mil'; 'robert.d.bright10.civ@army.mil'; Haley Mercer; Christy Garcia; Snoqualmie Tribe - Steve; Snoqualmie Tribe - dahp; 'adam@snoqualmietribe.us'; Guy Moura; Sam Rushing; 'connor.armi.hsy@colvilletribes.com'; matt.boast@kittitaspud.com; 'brian.ingalls@pse.com'; 'dtsmith@bpa.gov'; 'kimberly.larned@usda.gov'; 'Jacob.Prilucik@wsdot.wa.gov'; 'SCPlanning@wsdot.wa.gov'; 'aviationlanduse@wsdot.wa.gov'; 'ken.graham@parks.wa.gov'; sara@krdistrict.org; kim.snider@esd401.org; 'leslee.caul@esd401.org'; angela.garrettgordon@esd401.org; 'carol.chrisman@esd401.org'; traci.russell@esd401.org; Rich Elliott; 'delvoj@kvfr.org'; yusid@ci.ellensburg.wa.us; 'pubworks@ci.ellensburg.wa.us'; 'comdev@ci.ellensburg.wa.us'; 'energyservices@ci.ellensburg.wa.us'; 'ilon.logan@faa.gov'
Cc: stoland@3bootsranch.com; Bonnie Toland; Brandon Drexler; Dan Carlson; Jeremiah Cromie; Chace Pedersen
Subject: Notice of Application - CU-23-00001 - 3 Boots Ranch
Attachments: CU-23-00001 3 Boots Ranch - NOA Memo.pdf; CU-23-00001 3 Boots Ranch SEPA Checklist (REVISED).pdf

Good morning,

CDS is requesting comments on the following Conditional Use Permit application: CU-23-00001 – 3.Boots Ranch. Links to the file materials can be found below. The comment period will end at 5:00pm (PST) on Thursday, March 2, 2023. CDS will assume your agency does not wish to provide comment if not received by this date. Please let me know if you have any questions or issues accessing the materials.

Internal Link: [CU-23-00001 3 Boots Ranch](#)

External Link: [CU-23-00001 3 Boots Ranch](#)

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 “Conditional Use Permits” and then the Project File Number “CU-23-00001 3 Boots Ranch”.

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