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**Subject:** CU-23-00001 3 Boots Ranch - SEPA CHECKLIST  
**Date:** Friday, February 3, 2023 10:08:39 AM  
**Attachments:** [CU-23-00001 3 Boots Ranch SEPA Checklist.pdf](#)

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Good morning,

I have been reviewing the submitted documents for Conditional Use application CU-23-00001 and was hoping to touch base on a couple of items.

- SEPA Checklist – There are a few areas where Not applicable was used. When using this statement, the SEPA Checklist requires the applicant to explain why it is not applicable. To avoid possible delays, I have attached the SEPA checklist for amendments within these sections. Also, I noted in section 8 (f) the comprehensive plan identification is listed as Commercial. The Comprehensive Plan Land Use for this parcel is Rural Residential. Not sure that would cause issues down the line, but figured it might be best to ensure all information is correct.
- Additionally, I am unsure if a Transportation Concurrency application has been filed with Public Works? This item is something we have run into timing issues with more recently and would like to suggest reaching out to Kelee Hodges and/or Josh Fredrickson to ensure this item is addressed within the necessary time frame.

Once I have received the amended SEPA Checklist back, I can proceed with processing your application. Please contact me directly with any questions.

Hope everyone has a wonderful weekend!

**Kelly Bacon**

Planner I

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