



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: Bull Ranch Long Plat (LP-21-00001)

NOTIFICATION OF: Notice of Hearing and SEPA Action

NOTIFICATION MAIL DATE: May 20, 2021

I certify that the following documentation:

- Notice of Hearing and SEPA Action: Bull Ranch Long Plat

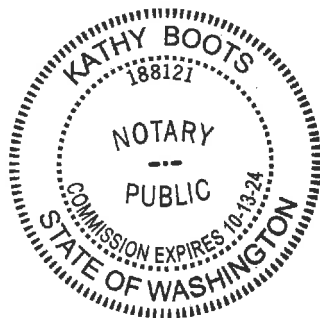
has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.



Signature

Rachael Stevie
Planner I
County of Kittitas
State of Washington

Subscribed and sworn to before me this 20th day of May 2021





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

My appointment expires: 10-13-2024



ADVERTISING PROOF

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

BILLING DATE:	ACCOUNT NO:
05/18/21	50096

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
101977	Notice of SEPA Actio	05/20/21	05/27/21	4	\$439.89

Payments:

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

Gross: **\$439.89**
 Paid Amount: **\$0.00**

Amount Due: \$439.89

We Appreciate Your Business!

**Notice of SEPA Action and Public Hearing
Bull Ranch Long Plat
LP-21-00001**

NOTICE IS HEREBY given that Kittitas County CDS and the Kittitas County Hearings Examiner will meet at 6:00 p.m. on June 10, 2021 to conduct a virtual public hearing to consider the Bull Ranch Long Plat (LP-21-00001). The proposal is for a one hundred and thirty-eight (138) single-family residential lot plat that includes seven (7) access tracts and associated utility infrastructure, on 1 parcel totaling 45.02 acres of land that is zoned Residential within the Urban Growth Area (UGA).

All interested parties are encouraged to attend the hearing by using one of the methods listed below:

1. By online Webex video conferencing: Meeting Link: <https://kittitascounty.webex.com/kittitascounty/j.php?MTID=efe7cd60b52363038cf18c95a59ba68cd>

2. By <https://kittitascounty.webex.com> or the Cisco Webex App on your phone or electronic device:
Meeting Number: 187 086 5322
Meeting Password: Hearing
By telephone: 1-408-418-9388
Meeting Number: 187 086 5322

Instructions for how to participate in virtual public hearings may be found at: <https://www.co.kittitas.wa.us/uploads/documents/cds/Virtual%20Public%20Hearing%20Instructions.pdf>.

If you do not have access to an internet connection, you may join a virtual public meeting by using a community Wi-Fi service. There are several provided throughout the county. Here is a map of free community Wi-Fi locations: <https://eburg.maps.arcgis.com/apps/Directions/index.html?appid=537575cc1cd6423a959551df3f56bcfb>.

For public meetings concerning the Easton area, a free Wi-Fi access point will be available at the Easton Fire Department KCFD #3 during the meeting. If you use this service, please do not park in an area that will affect station operations.

NOTICE IS HEREBY given that pursuant to WAC 197-11-355, Kittitas County Community Development Services did, on May 20, 2021, issue a Mitigated Determination of Non-Significance (MDNS) for the Bull Ranch Long Plat (LP-21-0001).

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This MDNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the MDNS. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before June 4, 2021 by 5:00 PM.

Anyone with an interest in this matter is urged to attend this noticed hearing where testimony will be taken. Written comments will also be received. Documents may be viewed at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx>, under "Long Plats" file number "LP-21-00001 Bull Ranch," or at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926 prior to the hearing. Interested persons are encouraged to verify date and time prior to attending.

Staff Planner: Rachael Stevie
Dated: May 20, 2021
Publish in: Daily Record- May 20, 2021 & May 27, 2021

PUBLISH: Daily Record: May 20 & 27, 2021 / LEGAL
#: 101977

Rachael Stevie (CD)

From: Rachael Stevie (CD)
Sent: Thursday, May 20, 2021 8:51 AM
To: 'Steve Lathrop'; steve@lwbsd.com; Betsy Lewis; David Lathrop; 'john.everett@esmcivil.com'; 'SEPA Register'; 'yusid@ci.ellensburg.wa.us'; 'Mau, Russell E (DOH)'; Mike Flory; 'Valerie Robinson'; 'rabsgurl@gmail.com'; 'Craig Jones'; 'mayod@ci.ellensburg.wa.us'; 'Hanson, Sydney (DAHP)'; 'ECY RE CRO SEPA Coordinator'; Candie Leader; 'Chad Bala'; 'lizritz2000@hotmail.com'; 'WDFW - Jennifer Nelson'; 'aylingj@ci.ellensburg.wa.us'
Cc: Jeremy Johnston; Kelly Bacon (CD); Jeremiah Cromie
Subject: LP-21-00001 Bull Ranch- Notice of SEPA Action & Public Hearing
Attachments: LP-21-00001 Bull Ranch MDNS Signed.pdf; LP-21-00001 Bull Ranch Notice of SEPA Action & Public Hearing.pdf; LP-21-00001 Bull Ranch SEPA Checklist.pdf; Virtual Public Hearing Instructions.pdf; Community Wifi Locations.pdf

Good morning,

Attached to this email you will find:

- Notice of SEPA Action and Public Hearing,
- SEPA Mitigated Determination of Nonsignificance (MDNS),
- SEPA Checklist, and
- Instructional Materials for Public Hearing

Below are the links to all documents associated with the Bull Ranch Long Plat application:

[LP-21-00001 Bull Ranch - External Access](#)

[LP-21-00001 Bull Ranch - Internal Access](#)

Please contact me if you have any questions.

Thank you,



Planner I
Kittitas County
Community Development Services
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Ellensburg, WA 98926
509-962-7637
rachael.stevie.cd@co.kittitas.wa.us

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Safe Start" reopening plan, Kittitas County Community Development Services is currently in Phase 3 and is open to the public in a limited capacity. At this time many of us are on a rotating schedule working from home and in the office; during this time I will do my best to respond to you as promptly as possible.