



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: Haybrook Farms Ph. 3 Long Plat (LP-22-00003)

NOTIFICATION OF: Notice of Public Hearing and SEPA Action

NOTIFICATION MAIL DATE: September 1, 2022

I certify that the following documentation:

- Notice of Hearing and SEPA Action: Haybrook Farms Ph. 3 Long 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

Jeremiah Cromie
Planner II
County of Kittitas
State of Washington

Subscribed and sworn to before me this 1st day of September 2022



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

My appointment expires: 6-1-25



Notice of Public Hearing and SEPA Action Haybrook Farms Ph. 3 Preliminary Plat LP-22-00003

To: Applicable Agencies
Parties of Record
Applicant

From: Jeremiah Cromie, Planner II

Date: September 1, 2022

Subject: Haybrook Farms Ph. 3 Preliminary Plat (LP-22-00003)

NOTICE IS HEREBY given that the Kittitas County CDS and Kittitas County Hearings Examiner will meet at **6:00 p.m. on September 22, 2022** to conduct a virtual public hearing to consider the Haybrook Farms Ph. 3 Long Plat (LP-22-00003). The proposal includes creating 9 residential lots ranging in size from 1.02 acres to 3.07 acres on parcel 639136. The subject parcel is zoned Urban Residential with an Urban Land Use designation and is within the Inner Turning Zone of the Airport Overlay Zone. This property is located inside the Ellensburg Urban Growth Area. Kittitas County CDS has issued an MDNS SEPA determination for the project. The complete record for this application, including the SEPA determination, may be viewed by going to this website: <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and clicking on “Long Plats” and then “LP-22-00003 Haybrook Farms Ph. 3”. The applicant is requesting approval of a 9 lot Plat under KCC 16.12.

Interested parties may also 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=e17233163c7bfd4f276ad76630e94ae96>
2. By <https://kittitascounty.webex.com> or the Cisco Webex App on your phone or electronic device:
Meeting Number: 2483 873 6055 **Meeting Password:** Hearing
3. **By telephone:** 1-408-418-9388, **Meeting Number:** 2483 873 6055

Instruction 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>.

NOTICE IS HEREBY given that pursuant to WAC 197-11-355, Kittitas County Community Development Services did on, September 1, 2022, issue a Final Mitigated Determination of Non-Significance (DNS) for the Haybrook Farms Ph. 3 Long Plat application (LP-22-00003).

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 SEPA environmental checklist, other information on file with the lead agency

and after considering existing laws and regulations that will be implemented by the applicant as part of the permit process. 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 DNS. 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 **September 16, 2022 by 5:00 PM.**

Anyone with an interest in this matter is urged to attend this noticed virtual 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” under file number “LP-22-00003 Haybrook Farms Ph. 3,” or at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926 prior to the hearing.

Contact: Jeremiah Cromie, Planner II
(509) 962-7046, jeremiah.cromie@co.kittitas.wa.us

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

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Kittitas County Public Works
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Steph.mifflin@co.kittitas.wa.us

Airport Manager Assistant
Codi.Fortier@co.kittitas.wa.us

Applicants
Matt Willard matt@tandchomes.net
chris@cruseandassoc.com

From: [Jeremiah Cromie](#)
To: "[russell.mau@doh.wa.gov](#)"; "[steve@snoqualmietribe.us](#)"; "[dahp@snoqualmietribe.us](#)"; "[adam@snoqualmietribe.us](#)"; "[yusid@ci.ellensburg.wa.us](#)"; "[pubworks@ci.ellensburg.wa.us](#)"; "[comdev@ci.ellensburg.wa.us](#)"; "[energyservices@ci.ellensburg.wa.us](#)"; "[aylingj@ci.ellensburg.wa.us](#)"; "[jonesc@ci.ellensburg.wa.us](#)"; "[Scott.Downes@dfw.wa.gov](#)"; "[Jennifer.Nelson@dfw.wa.gov](#)"; "[Elizabeth.Torrey@dfw.wa.gov](#)"; PublicHealth Inspectors; "[sara@krdistrict.org](#)"; Kelee Hodges; Codi Fortier; "[sepa@dahp.wa.gov](#)"; "[Sydney.hanson@dahp.wa.gov](#)"; Jeremy Larson; Steph Mifflin; "[matt@tandchomes.net](#)"; "[chris@cruseandassoc.com](#)"
Cc: [Kelly Bacon \(CD\)](#)
Subject: LP-22-00003 Haybrook Farms Ph. 3 - Notice of Public Hearing & SEPA Action
Date: Thursday, September 1, 2022 9:24:14 AM
Attachments: [LP-22-00003 Haybrook Farms Ph. 3 Notice of Public Hearing and MDNS Memo.pdf](#)
[LP-22-00003 Haybrook Farms Ph 3 MDNS.pdf](#)
[Virtual Public Hearing Instructions - Revised 6-18-21.pdf](#)

Good morning,

Attached to this e-mail you will find:

- Notice of SEPA Action and Public Hearing
- SEPA Determination of Mitigated Non-significance (MDNS), and
- Instructional materials for the Public Hearing set for September 22, 2022.

Below are the links to all documents associated with the Haybrook Farms Ph. 3 Long Plat application:

[LP-22-00003 Haybrook Farms Ph. 3 - Internal](#)

[LP-22-00003 Haybrook Farms Ph. 3 – External](#)

The staff report will be uploaded a week before the hearing date (Sep. 15) to the website.

Please contact me if you have any questions.

Jeremiah Cromie
Planner II
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
Office: 509-962-7046
jeremiah.cromie@co.kittitas.wa.us

From: Megan Breckenridge <mbreckenridge@kvnews.com>
Sent: Wednesday, August 31, 2022 8:48 AM
To: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Subject: Ad: 278234 / Re: LP-22-00003 Haybrook Farms (Publishing) - Notice of SEPA Action & Public Hearing
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 Jeremiah,

Please see attached for your legal proof scheduled to run on September 1 and 8.

Please reply back with a final approval or any needed changes by our 10:30am deadline this morning.

Thanks so much!

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: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Tuesday, August 30, 2022 4:24 PM
To: Megan Breckenridge <mbreckenridge@kvnews.com>; KVNews Legals <legals@kvnews.com>
Subject: LP-22-00003 Haybrook Farms (Publishing) - Notice of SEPA Action & Public Hearing

CAUTION, this email originated from outside the organization.

Good afternoon,

Please publish the attached legal in the Daily Record on the following dates:

September 1, 2022 and September 8, 2022.

Sent: Wednesday, August 31, 2022 9:34 AM

To: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>

Subject: Re: 278234 / Re: LP-22-00003 Haybrook Farms (Publishing) - Notice of SEPA Action & Public Hearing

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.

Oh, how strange! The program spaces words strangely sometimes, so thank you for letting me know!

How does this version look?

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: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>

Sent: Wednesday, August 31, 2022 9:24 AM

To: Megan Breckenridge <mbreckenridge@kvnews.com>

Subject: RE: 278234 / Re: LP-22-00003 Haybrook Farms (Publishing) - Notice of SEPA Action & Public Hearing

CAUTION, this email originated from outside the organization.

Megan,

It appears the first sentence in the paragraph that starts with "This MDNS" has no spaces in-between the words. Everything else looked fine. Thanks.

Jeremiah Cromie

Planner II

Kittitas County

Community Development Services

411 N. Ruby Street; Suite 2

Ellensburg, WA 98926

Office: 509-962-7046

jeremiah.cromie@co.kittitas.wa.us

**Notice of SEPA Action and Public Hearing
Haybrook Farms Ph. 3 Plat
LP-22-00003**

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2. By <https://kittitascounty.webex.com> or the Cisco Webex App on your phone or electronic device:
Meeting Number: 2483 873 6055
Meeting Password: Hearing

3. By telephone: 1-408-418-9388,
Meeting Number: 2483 873 6055

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Staff Planner: Jeremiah Cromie
509-962-7046, jeremiah.cromie@co.kittitas.wa.us

Dated: September 1, 2022

PUBLISH: Daily Record: September 1 & 8, 2022 /
LEGAL #: 278234

From: [Megan Breckenridge](#)
To: [Jeremiah Cromie](#)
Subject: Re: 278234 / Re: LP-22-00003 Haybrook Farms (Publishing) - Notice of SEPA Action & Public Hearing
Date: Wednesday, August 31, 2022 9:50:14 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, Jeremiah!

Have a nice Labor Day weekend!

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: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Wednesday, August 31, 2022 9:42 AM
To: Megan Breckenridge <mbreckenridge@kvnews.com>
Subject: RE: 278234 / Re: LP-22-00003 Haybrook Farms (Publishing) - Notice of SEPA Action & Public Hearing

CAUTION, this email originated from outside the organization.

This version looks fine and I give approval. Thanks Megan.

Jeremiah Cromie
Planner II
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
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Office: 509-962-7046
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From: Megan Breckenridge <mbreckenridge@kvnews.com>