



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: Johnson-Duvall Short Plat (SP-22-00005)

NOTIFICATION OF: Notice of Decision

NOTIFICATION MAIL DATE: March 9, 2023

I certify that the following documentation:

- Notice of Decision: Johnson-Duvall 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

Jeremiah Cromie
Planner II
County of Kittitas
State of Washington

Subscribed and sworn to before me this 9th day of March 2023



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

My appointment expires:

12-23-25



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office (509) 962-7506

NOTICE OF DECISION

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

FROM: Jeremiah Cromie, Staff Planner

DATE: March 9, 2023

SUBJECT: Notice of Decision
Johnson-Duvall Short Plat (SP-22-00005)

Notice is hereby given that on March 9, 2023, conditional preliminary approval was granted to Gertrude Jonson (Landowner) & David Duvall (Authorized Agent) for a short plat application to subdivide 3 acres into one (1) 1.61-acre lot and one (1) 1.39-acre lot. The subject property is zoned Urban Residential within the Ellensburg Urban Growth Area and within the Inner Turning Zone of the Airport Overlay District. The property has an Urban Land Use designation. The property is one tax parcel (#831236), located just east and northeast of the City of Ellensburg off of Lenex Road in Section 25, T18, R19, W.M. and Section 25, T18, Range 18, W.M.; Kittitas County parcel map number 18-18-25051-0007, Lot 7 of the previously recorded Bountiful Acres Plat (LP-90-00003). 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-22-00005 Johnson-Duvall".

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 **March 23, 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.

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

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

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

Kittitas Reclamation District
sara@krdistrict.org

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

City of Ellensburg
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

Applicants

David Duvall david@catchercraft.com
Chris Cruse chris@cruseandassoc.com
Gertrude Johnson
260 Lenes Rd.
Ellensburg, WA 98926

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

Subject: Ad: 344772 / Re: SP-22-00005 Johnson-Duvall (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.

Happy Wednesday, Jeremiah,

Please see attached for your legal proof scheduled to run in tomorrow's paper, March 9.

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

Thank you very 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: Wednesday, March 8, 2023 8:30 AM

To: Megan Breckenridge <mbreckenridge@kvnews.com>; KVNews Legals <legals@kvnews.com>

Subject: SP-22-00005 Johnson-Duvall (Publishing) - Notice of Decision

CAUTION, this email originated from outside the organization.

Hello,

Can you please publish the following legal in the Daily Record tomorrow **March 9, 2023**? Please let me know if not and I will change the language for next Tuesday's paper.

Thanks!

Jeremiah Cromie

Planner II

Kittitas County

Community Development Services

411 N. Ruby Street; Suite 2

Ellensburg, WA 98926



ADVERTISING PROOF

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

BILLING DATE:	ACCOUNT NO:
03/08/23	50096

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
344772	NOTICE OF DECISION P	03/09/23	03/09/23	2	\$126.76

Payments:

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

Gross: **\$126.76**
 Paid Amount: **\$0.00**

Amount Due: \$126.76

We Appreciate Your Business!

NOTICE OF DECISION

Project Name (File Number): Johnson-Duvall Short Plat (SP-22-00005)

Owner: Gertrude Johnson

Location: One tax parcel (#831236), located just east and northeast of the City of Ellensburg off of Lenex Road in Section 25, T18, R19, W.M. and Section 25, T18, Range 18, W.M.; Kittitas County parcel map number 18-18-25051-0007. Lot 7 of the previously recorded Bountiful Acres Plat (LP-90-00003).

Notice is hereby given that on March 9, 2023, conditional preliminary approval was granted to Gertrude Jonson (Landowner) & David Duvall (Authorized Agent) for a short plat application to subdivide 3 acres into one (1) 1.61-acre lot and one (1) 1.39-acre lot. The subject property is zoned Urban Residential within the Ellensburg Urban Growth Area and within the Inner Turning Zone of the Airport Overlay District. The property has an Urban Land Use designation.

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 <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> under "Short Plats" and file number "SP-22-00005 Johnson-Duvall".

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 **March 23, 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): Jeremiah Cromie, Staff Planner: (509)-962-7046; email at jeremiah.cromie@co.kittitas.wa.us

Notice of Decision: March 9, 2023
Notice of Application: January 10, 2023
Application Received: December 20, 2022
Application Complete: January 5, 2023

PUBLISH: Daily Record: March 9, 2023 / LEGAL #: 344772

From: [Megan Breckenridge](#)
To: [Jeremiah Cromie](#)
Subject: Re: 344772 / Re: SP-22-00005 Johnson-Duvall (Publishing) - Notice of Decision
Date: Wednesday, March 8, 2023 9:08:41 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.

Thanks so much, Jeremiah!

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, March 8, 2023 9:07 AM
To: Megan Breckenridge <mbreckenridge@kvnews.com>
Subject: RE: 344772 / Re: SP-22-00005 Johnson-Duvall (Publishing) - Notice of Decision

CAUTION, this email originated from outside the organization.

Megan,

This looks fine and I give approval. 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

From: Megan Breckenridge <mbreckenridge@kvnews.com>
Sent: Wednesday, March 8, 2023 9:06 AM

From: [Jeremiah Cromie](#)
To: [Joe Dietzel](#); "[russell.mau@doh.wa.gov](#)"; [Kelee Hodges](#); [Candie Leader](#); [PublicHealth Inspectors](#); [David Oh](#); [Codi Fortier](#); "[sara@krdistrict.org](#)"; "[steve@snoqualmtribe.us](#)"; "[dahp@snoqualmtribe.us](#)"; "[adam@snoqualmtribe.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](#)"; "[david@catchercraft.com](#)"; "[Chris Cruse](#)"
Cc: [Dan Carlson](#); [Kelly Bacon \(CD\)](#); [Chace Pedersen](#)
Subject: SP-22-00005 Johnson-Duvall - Notice of Decision
Date: Thursday, March 9, 2023 9:12:56 AM
Attachments: [SP-22-00005 Johnson-Duvall Notice of Decision Memo.pdf](#)
[SP-22-00005 Johnson-Duvall - Preliminary Approval Findings of Fact & Decision.pdf](#)

Good morning,

Please see the attached correspondence regarding the Johnson-Duvall preliminary short plat (SP-22-00005) decision. The appeal date for this decision is **March 23, 2023 at 5p.**

Please contact me with any questions. Thank you.

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