



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: (LP-19-00003 & SD-19-00002) Wallace Ranch

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: March 9, 2020

I certify that the following documentation:

- Notice of Application for Wallace Ranch Preliminary Plat and Shoreline Substantial Development

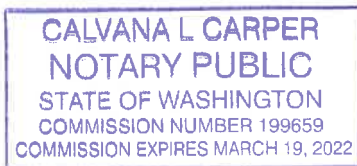
has been mailed and/or emailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.




 Signature

Jeremy Johnston
Community Development Services Planning Official
County of Kittitas
State of Washington

Subscribed and sworn to before me this 9th day of March 2020





 Calvana Carper
 Notary Public for the State of Washington residing
 in Ellensburg.

My appointment expires: 3.19.2022

From: [Jeremy Johnston](#)
To: [Pat Nicholson](#); [Ryan McAllister](#); [Kim Dawson](#); [Julie Kiorsvik](#); [Toni Berkshire](#); [Jesse Cox](#); [Holly Erdman](#); [Lisa Lawrence](#); [Patti Johnson](#); [Candie Leader](#); [Gail Weyand](#); "jessica@yakama.com"; "imarvin@yakama.com"; "johnson@yakama.com"; "enviroreview@yakama.com"; "sepaunit@ecy.wa.gov"; "qcle461@ecy.wa.gov"; "lowh461@ECY.WA.GOV"; "migi461@ECY.WA.GOV"; "Scott.Downes@dfw.wa.gov"; "Jennifer.Nelson@dfw.wa.gov"; "Elizabeth.Torrey@dfw.wa.gov"; "sepa@dahp.wa.gov"; "jorgenja@cwu.edu"; "nelmsk@cwu.edu"; [Mike Flory](#); [Douglas Mitchell](#); [Jeremy Larson](#); [Steph Miffin](#); "russell.mau@doh.wa.gov"; "becky.kennedy@dnr.wa.gov"; "cindy.preston@dnr.wa.gov"; "rivers@dnr.wa.gov"; "brooksideconsulting@gmail.com"; "lhendrix@usbr.gov"; "Michael.i.daniels3.civ@mail.mil"; "mark.a.gradwohl.civ@mail.mil"; "Kimberly.peacher@navy.mil"; "kdkistler@bpa.gov"; "klarned@fs.fed.us"; "PrilucJ@wsdot.wa.gov"; "kaiserm@wsdot.wa.gov"; [Jacob Prilucik](#); "Lynn.Harmon@PARKS.WA.GOV"; "robert@cityofdeelum.com"; "lucy@cityofdeelum.com"; "Deborah.i.knaub@usace.army.mil"; "sara@krdistrict.org"; "office@kcfcd7.com"; "johnson_meninick@yakama.com"; "jessica.lally@yakama.com"; "Jon_Shellenberger@yakama.com"; "Noah_oliver@yakama.com"; "separegister@ecy.wa.gov"; "office@kcfcd7.com"
Subject: Notice of Application LP-19-00003 and SD-19-00002 Wallace Ranch
Date: Monday, March 9, 2020 8:49:59 AM
Attachments: [LP-19-00003 Wallace Ranch NOA.pdf](#)
[LP-19-00003 Wallace Ranch SE-19-00017 SEPA Checklist.pdf](#)

Good Morning,

Kittitas County CDS is requesting comment on the plat application LP-19-00003 Wallace Ranch. This application is being processed concurrently with a Shoreline Substantial Development application for the same project. The SEPA checklist and Notice of Application are attached for SEPA recording. Below are links to the application materials. Please let me know if you have any issues accessing the materials. Please submit any comments for this application by 5pm on April 8, 2020. If CDS does not receive comments by this date, we will assume your agency has no interest in the application.

[LP-19-00003 Wallace Ranch External Link](#)

[LP-19-00003 Wallace Ranch Kittitas County Network Link](#)

Jeremy Johnston, MURP

Kittitas County CDS, Planner II

(509) 962-7065

jeremy.johnston@co.kittitas.wa.us



"Building Partnerships-Building Communities"

DAILY RECORD/KITTITAS PUB
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ORDER CONFIRMATION

Salesperson: MEGAN WOODRUFF

Printed at 03/05/20 10:43 by mwo18

Acct #: 84329

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

Start: 03/09/2020 Stop: 03/16/2020

Times Ord: 2 Times Run: ***

STD6 2.00 X 8.60 Words: 417

Total STD6 17.20

Class: 0001 LEGAL NOTICES

Rate: LEG2 Cost: 300.31

Affidavits: 1

Contact: STEPH MIFFLIN

Phone: (509)962-7506

Fax#:

Email: lindsey.ozbolt@co.kittitas.w

Agency:

Ad Descrpt: N/APP LP1900003 WALLACE R

Given by: JEREMY JOHNSTON

P.O. #: LP1900003/J JOHNSTON

Created: mwo18 03/05/20 10:35

Last Changed: mwo18 03/05/20 10:43

PUB ZONE EDT TP RUN DATES

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AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

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ORDER CONFIRMATION (CONTINUED)

Salesperson: MEGAN WOODRUFF

Printed at 03/05/20 10:43 by mwo18

Acct #: 84329

Ad #: 2000684

Status: New WHOLD WHOI

NOTICE OF APPLICATION

Project File Number (s): LP-19-00003 and SD-19-00002

Project Name: Wallace Ranch Conservation Plat

Authorized Agent: Charles Marshal

Location: The project area is located approximately 3 miles east of the City of Cle Elum along the Yakima River. It includes 72 parcels owned by Wallace Ranch II, LLC. The parcels span sections 3, 10, 11, 12, 13, and 14 of T19N, R16E, W.M., Kittitas County. See project application materials for specific parcel numbers.

Proposal: Charles Marshal, authorized agent for Wallace Ranch II, LLC., landowner, submitted an application for a 58 lot Conservation Plat on approximately 1163.7 acres of land that is zoned Forest and Range. The proposed lots range in size from two (2) to five (5) acres. The project proposal includes three development areas, one of which is within shoreline jurisdiction requiring a Substantial Shoreline Development application to be processed concurrently with the Conservation Plat application.

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 <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigating to "Long Plats" then the "Project File Number" as indicated in this notice. Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Wednesday, April 8, 2020**. 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, 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 made.

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: Preliminary and Final Plat approval, SEPA, and Substantial Shoreline Development approval.

Designated Permit Coordinator (staff contact): Jeremy Johnston
Planner II: (509) 962-7065; email at jeremy.johnston@co.kittitas.wa.us

Notice of Application: Monday, March 9, 2020
Application Received: Wednesday, December 18, 2019
Application Complete: Wednesday, January 29, 2020

Publish Daily Record: Monday, March 9, 2020 & Monday, March 16, 2020
Publish NKC Tribune: Thursday, March 12, 2020

BERTEIG LAURENCE J & PATRICIA M
2892 160TH PL NE
BELLEVUE, WA 98008-2161

SWAUK VALLEY RANCH LLC
PO BOX 24567
SEATTLE, WA 98124

FRELS BARBARA J
PO BOX 47
THORP, WA 98946-0047

KIDDER DENNIS G
11997 THORP PRAIRIE RD
CLE ELUM, WA 98922-8914

BNSF RAILWAY COMPANY
PO BOX 961089
FORT WORTH, TX 76161-0089

PHILIP ROBERT ETUX
2929 1ST AVE STE 417
SEATTLE, WA 98121

FYALKA PAUL
7109 BENTLY RD
PUYALLUP, WA 98371

BARTON THOMAS
3831 NE 45TH ST
VANCOUVER, WA 98661

NESHEIM DOLWYN M
10261 UPPER PEOH POINT RD
CLE ELUM, WA 98922

THREE BAR G RANCH INC
4491 S THORP HWY
ELLENSBURG, WA 98926-8038

CHIMPANZEE SANCTUARY NORTHWEST
25351 HWY 10
CLE ELUM, WA 98922-8213

WALLACE RANCH II LLC
330 112TH AVE NE STE 200
BELLEVUE, WA 98004-5800

CHIMPANZEE SANCTUARY NORTHWEST
PO BOX 952
CLE ELUM, WA 98922-0952

PERISHO RUSSEL L
PO BOX 861
CLE ELUM, WA 98922-0861

CRABTREE HOWARD D
822 20TH AVE
SEATTLE, WA 98122-4734

ROREM JON B ETUX ETAL
8847 SE 59TH ST SE
MERCER ISLAND, WA 98040

WALLACE RANCH II LLC
530 112TH AVE NE
BELLEVUE, WA 98004-5509

TERRA5 COMPANY LLC
PO BOX 68697
SEATTLE, WA 98168-0697

STATE OF WASH (PARKS & REC)
PO BOX 42650
OLYMPIA, WA 98504-2650

PARKER TODD
PO BOX 934
FALL CITY, WA 98024-0934

PARKER TODD K
PO BOX 934
FALL CITY, WA 98024-0934

CLARK GEOFFREY T
PO BOX 1307
GIG HARBOR, WA 98335

BUGNI PETER & GLORIA
361 CEDAR COVE RD
ELLENSBURG, WA 98926-9708

WALLACE INVESTMENT PROPERTIES
LLC
330 112TH AVE NE STE 200
BELLEVUE, WA 98004-5800

MYCON'S INC.
3711 RAINIER AVE S
SEATTLE, WA 98144

WARM SUN LLC
16414 NE 135TH ST
REDMOND, WA 98052-1706

BOGDEN MITCHAEAL
PO BOX 47
THORP, WA 98946-0047

BLANKENBAKER SARA L & MICHAEL L
791 MCGONAGLE RD
SELAH, WA 98942-9452

ROBINSON JAMES ETUX
259 OLD STAGE DR
BRISTOL, TN 37620

WICKMAN JANET
8710 THORP PRAIRIE RD
CLE ELUM, WA 98922-8488

LOGAN SYBIL I
201 H ST SE
AUBURN, WA 98002-5606

3651 HART RD LLC
PO BOX 3092
BELLEVUE, WA 98009-3092

JDANCO LLC
1915 FRUITVALE BLVD
YAKIMA, WA 98902-1242

ELLERTSON LYNNETTE M
3650 HART RD
CLE ELUM, WA 98922