



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: Palomino Trails Planned Unit Development (PD-18-00001), with associated Short Plat (SP-18-00007), and SEPA (SE-18-00009)

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: 2/25/19

I certify that the following documentation:

- Notice of Application: Palomino Trails Planned Unit Development (PD-18-00001), with associated Short Plat (SP-18-00007), and SEPA (SE-18-00009)

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

Chelsea Benner
Planner I
County of Kittitas
State of Washington

Subscribed and sworn to before me this 25th day of February, 2019



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

My appointment expires: 10-13-2020



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"Building Partnerships – Building Communities"

RE-NOTICE OF APPLICATION

Re-Notice of Application: Monday February, 25, 2019
Original Notice of Application: Thursday, January 17, 2019
Application Received: Wednesday, November 28, 2018
Application Complete: Friday, December 28, 2018
Publication Date: Monday, February 25, 2019

Project Name (File Number): Palomino Trails Planned Unit Development (PD-18-00001), with associated Short Plat (SP-18-00007), and SEPA (SE-18-00009)

Applicant: Chad Bala; Terra Design Group, authorized agent for Teanaway Ridge, LLC (applicant)

Reason for Re-Notice: This project is being re-noticed for the following reason: It was brought to staff attention that the original notice was not issued to all agencies and interested parties pursuant to KCC 15A.03.060, therefore we are issuing an additional 30 day notice. If you already submitted comments, they do not need to be resubmitted.

Location: Parcels 621033 and 12586, located off of Old Hwy 10, W Dry Creek Rd, and Faust Rd. in a portion of SEC. 22, TWP. 18, RGE. 18; PTN. SW1/4 and SEC. 28; TWP. 18; RGE. 18; PTN NE1/4. in Kittitas County, North West of the City of Ellensburg, Assessor's map numbers 18-18-28000-0040 and 18-18-22030-0010.

Proposal: Project site is located on approximately 247 acres currently zone Agriculture 5, proposing to rezone to PUD with associated 2 lot Short Plat. The project is designed and planned to include 49 single family housing sites over approximately 53 of the acres. The remaining open space farmland areas will allow for continued agricultural practices and proposed recreational activities such as trails, parks, and equine activities. The project is proposed to be developed in 4 phases over a 20 year time period.

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 <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> by navigating to "rezones", and "PD-18-00001." Phone: (509) 962 7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on March 27, 2019. Any person has the right to comment on the application and request a copy of the decision once made. Written comments submitted to the County regarding this application will be included in the public record in their entirety.

Environmental Review (SEPA): 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.

Public Hearing: An open record hearing will be scheduled before the Kittitas County Hearing Examiner after the SEPA environmental threshold determination has been issued. A Public Hearing Notice will be issued establishing the date, time and location of this hearing.

Chelsea Benner

From: Chelsea Benner
Sent: Monday, February 25, 2019 8:44 AM
To: Pat Nicholson; Kim Dawson; Julie Kjorsvik; Toni Berkshire; Jesse Cox; Holly Erdman; Patti Johnson; Taylor Gustafson; Candie Leader; 'jessica@yakama.com'; John Marvin; 'johnson@yakama.com'; 'enviroreview@yakama.com'; SEPA; 'sepaunit@ecy.wa.gov'; Gwen Clear; 'White, Lori (ECY)'; 'migi461@ecy.wa.gov'; 'Scott.Downes@dfw.wa.gov'; Jen Nelson; 'Elizabeth.Torrey@dfw.wa.gov'; 'sepa@dahp.wa.gov'; Mike Flory; 'russell.mau@doh.wa.gov'; 'ben.serr@doh.wa.gov'; 'becky.kennedy@dnr.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'Deborah.j.knaub@usace.army.mil'; 'chelberg@usbr.gov'; 'Michael.j.daniels3.civ@mail.mil'; 'Kimberly.peacher@navy.mil'; RichElliott; 'fwalker@eburg.wednet.edu'; 'comdev@ci.ellensburg.wa.us'; 'eburgwater@yahoo.com'
Cc: Lindsey Ozbolt
Subject: Notice of Application Palomino Trails PUD
Attachments: PD-18-00001 Palomino Trails NOA Legal RE-NOTICE.PDF

Good Morning,

Please review the PUD/Rezone Application with associated Short Plat and SEPA for Palomino Trails. Comments for this application are due by March 27th at 5pm. Feel free to contact me with any questions you may have.

[Internal PD-18-00001](#)

[External PD-18-00001](#)

Thank you,

Chelsea Benner

Planner I

Kittitas County Community Development Services

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

(p) 509-962-7506 (f) 509-962-7682

chelsea.benner@co.kittitas.wa.us

;

Chelsea Benner

From: Megan Woodruff <mwoodruff@kvnews.com>
Sent: Thursday, February 21, 2019 10:54 AM
To: Chelsea Benner
Subject: Re: Confirmation: Ad 1871144 for KC COMMUNITY DEVELOPMENT SERVICES

Thanks Chelsea!

Have a great Thursday,

Megan Woodruff

Legal Specialist and Advertising Assistant

Ellensburg Daily Record

(509) 925-1414, ext. 253

mwoodruff@kvnews.com / legals@kvnews.com

[MY OFFICE HOURS: MON-THU: 7:00am-6:00pm]

From: Chelsea Benner <chelsea.benner@co.kittitas.wa.us>
Sent: Thursday, February 21, 2019 10:42 AM
To: Megan Woodruff
Subject: RE: Confirmation: Ad 1871144 for KC COMMUNITY DEVELOPMENT SERVICES

Perfect thank you!

Chelsea Benner

Planner I

Kittitas County Community Development Services

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

(p) 509-962-7506 (f) 509-962-7682

chelsea.benner@co.kittitas.wa.us

From: Megan Woodruff [<mailto:mwoodruff@kvnews.com>]
Sent: Thursday, February 21, 2019 10:42 AM
To: Chelsea Benner
Subject: Re: Confirmation: Ad 1871144 for KC COMMUNITY DEVELOPMENT SERVICES

Good catch!

How does this corrected version look?

Thanks Chelsea,

To: Megan Woodruff; Megan Woodruff
Subject: Notice Of Application

Good Morning,
Please publish the attached notice as requested 😊
Thank you,

Chelsea Benner

Planner I
Kittitas County Community Development Services
411 N Ruby Street, Suite 2 Ellensburg, WA 98926
(p) 509-962-7506 (f) 509-962-7682
chelsea.benner@co.kittitas.wa.us

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

HAMMAN WILLIAM K & NORMA L
2308 N CREEKSEDGE WAY
ELLENSBURG,WA 98926-2341

PAUTZKE BAIT CO INC
PO BOX 36
ELLENSBURG,WA 98926-1909

TATE BARBARA JEAN
2218 DRY CREEK RD
ELLENSBURG,WA 98926-9446

RIVERA ANTHONY & CAROLINE
2309 N CREEKSEDGE WAY
ELLENSBURG,WA 98926

ROSSER CARL F
2114 W DRY CREEK RD
ELLENSBURG,WA 98926-9447

CLE ELUM PINES EAST LLC
PO BOX 808
CLE ELUM,WA 98922

ORTIZ-GONSALES CESAR
2405 N CREEKSEDGE WAY
ELLENSBURG,WA 98926-2342

NABOVCHIK DAVID J & HALEY D
2402 N CREEKSEDGE WAY
ELLENSBURG,WA 98926-2342

ROMINGER GEORGE B
PO BOX 822
ELLENSBURG,WA 98926

STERKEL ETHAN & MACKENZIE
1614 W BOWERS RD
ELLENSBURG,WA 98926-9813

COLSON JAMIE W & ANDREA L
2303 N CREEKSEDGE WAY
ELLENSBURG,WA 98926

WATTS J KARMEN
3390 W DRY CREEK RD
ELLENSBURG,WA 98926-8330

KRAMLICH RALPH E
2106 DRY CREEK RD
ELLENSBURG,WA 98926

ZHOU ZOE S
2401 N CREEKSEDGE WAY
ELLENSBURG,WA 98926-2342

JOHNSON RICKY G & MARGARET R
2120 DRY CREEK RD
ELLENSBURG,WA 98926-9447

BLAKE TIMOTHY C & TRACY L
1202 N B ST
ELLENSBURG,WA 98926-2529

QUINN STERLING D & RACHEL A
2311 N CREEKSEDGE WAY
ELLENSBURG,WA 98926

CASCADE VIEW INC
620 SE EVERETT MALL WAY STE 360
EVERETT,WA 98208-8113

JACKSON LEE D
2212 N CREEKSEDGE WAY
ELLENSBURG,WA 98926-2340

ELFERS DELLA L
2211 DRY CREEK RD
ELLENSBURG,WA 98926-9446

BROOKE NOLAN & VEANEZ
2207 N CREEKSEDGE WAY
ELLENSBURG,WA 98926-2340

CORTEZ DAVID R
2302 N CREEKSEDGE WAY
ELLENSBURG,WA 98926-2341

READ JAMES P & DONNA J
3240 DRY CREEK RD
ELLENSBURG,WA 98926-8331

HERSHBERGER JAMES D & AMY E
2132 DRY CREEK RD
ELLENSBURG,WA 98926-9447

FRANCIS DONALD L & TINA M
2110 DRY CREEK RD
ELLENSBURG,WA 98926

LARSEN RANDALL W
1710 W BOWERS RD
ELLENSBURG,WA 98926

BAUER KELLY
2117 W CREEKSEDGE WAY
ELLENSBURG,WA 98926-3629

MOHAN KEVIN F ETUX
2291 FAUST RD
ELLENSBURG,WA 98926

WILLIAMS WARON C & AMY C
2306 N CREEKSEDGE WAY
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GREENE WILLIAM B & SHARON M
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PATEROS,WA 98846-0638

CHOYCE BRITTANY C
PO BOX 477
ELLENSBURG,WA 98926-1915

BERG CHARLES S & STACY L
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ELLENSBURG,WA 98926-9446

HUTCHINSON PROPERTIES LLC
101 TABLE MOUNTAIN DRIVE
ELLENSBURG,WA 98926-9051

JASTREMSKI NICOLE A
2115 W CREEKSEDGE WAY
ELLENSBURG,WA 98926-3629

ROSBACH STEPHANIE L
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ELLENSBURG,WA 98926-2341

PRECIADO JOSE C & TARA J
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7125 WHITEHAWK DR
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ELLENSBURG,WA 98926

BLUME ANDREA L
2211 N CREEKSEDGE WAY
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FRANCIS DONALD L & TINA M
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2304 N CREEKSEDGE WAY
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JENSEN GINGER A
2008 DRY CREEK RD
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ELLENSBURG,WA 98926

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RAY DUSTIN
2213 N CREEKSEDGE WAY
ELLENSBURG,WA 98926-2340

LEININGER RANDY L & LISA M
2315 N CREEKSEDGE WAY
ELLENSBURG,WA 98926-2341

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PO BOX 3306
BELLEVUE,WA 98009-3306

CLE ELUM PINES EAST LLC
PO BOX 808
CLE ELUM,WA 98922

SINCLAIR ARTHUR E
202 SINCLAIR RD
ELLENSBURG,WA 98926-6590

ODONNELL ROSALYN C
2131 W DRY CREEK RD
ELLENSBURG,WA 98926-9447

SPURLING LORRAINE
3251 REECER CREEK RD
ELLENSBURG,WA 98926-8815

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4140 MANASTASH RD
ELLENSBURG,WA 98926

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

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1702 W BOWERS RD
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MCNEIL JOSEPH & ERIN
1610 W BOWERS RD
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MCCLINTICK JONATHAN F & ALVENA L
2301 N CREEKSEDGE WAY
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MARINELLI TODD A
2305 N CREEKSEDGE WAY
ELLENSBURG,WA 98926-2341

WOOD PAUL
2313 N CREEKSEDGE WAY
ELLENSBURG,WA 98926-2341

DUVALL DAVID
2110 W CLEARVIEW DR
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MOHAN KEVIN F
2291 FAUST RD
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LESLIE DALE S
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2132 DRY CREEK RD
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KUHN RONALD D & DEBORAH L
2941 REECER CREEK RD
ELLENSBURG,WA 98926-8815

AXTMAN FAMILY LLC
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ELLENSBURG,WA 98926-5099

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ELLENSBURG,WA 98926

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ELLENSBURG,WA 98926-

KOSS BRETT A & DANIELLE
2104 DRY CREEK RD
ELLENSBURG,WA 98926-9447

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HILO,HI 96720-4260

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2129 DRY CREEK RD
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MDJ CONTRACTORS LLC
PO BOX 1117
ELLENSBURG,WA 98926-1900

KEATING RYAN KELLY
21012 100TH AVE SE
KENT,WA 98031-2071

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2218 DRY CREEK RD
ELLENSBURG,WA 98926-9446

WRAGGE TRAVIS J
2210 N CREEKSEDGE WAY
ELLENSBURG,WA 98926-2340

CASE JOSHUA D & JAIMIE L
2209 N CREEKSEDGE WAY
ELLENSBURG,WA 98926-2333

FULTZ CAMERON M & TERESA A
2312 N CREEKSEDGE WAY
ELLENSBURG,WA 98926-2341

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