



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

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Office 509-962-7506

Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: Tuesday, February 21, 2023

Application Received: Tuesday, January 10, 2023

Application Complete: Tuesday, February 7, 2023

Project File Number: LP-23-00001

Project Name: Thorp Landing Plat

Applicant: Thorp Landing LLC (Matt Willard)

Location: Two tax parcels (443233 and 493233), located approximately .5 miles northwest of the intersection of N Thorp Hwy and I-90 off of Thorp Landing Lane in Section 11, Township 18, Range 17, W.M.; Kittitas County. The properties bear Kittitas County Map numbers 18-17-11040-0033 and 18-17-11040-0007.

Proposal: Thorp Landing LCC, submitted an application for a 10-lot plat (subdivision) on 2 parcels totaling 54.39 acres of land. The proposal includes 10 residential lots ranging in size from 5 acres to 8.64 acres. The subject properties are currently zoned Agriculture 5 with a Rural Residential land use designation. This property was rezoned from Agriculture 20 to Agricultural 5 and the land use designation was changed from Rural Working to Rural Residential as part of the County's 2022 Annual Docket Amendments under Ordinance No. 2022-017.

Materials Available for Review: The submitted application and related filed documents may be examined on the CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to "Long Plats", then the Project File Number under "LP-23-00001 Thorp Landing" or in person at 411 N Ruby St. Suite 2, Ellensburg, WA 98926 during regular business hours. Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Thursday, March 9, 2023.** 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 under WAC 197-11-355, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. 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.

Designated Permit Coordinator (staff contact): Jeremiah Cromie, Staff Planner: (509) 962-7046; email at jeremiah.cromie@co.kittitas.wa.us.