Good morning Jeremiah,

Below please find comments for RZ-22-00002.

### Kelly Bacon

Planner I Kittitas County Community Development Services 411 N. Ruby Street, Ste 2 Ellensburg, WA 98926 Office: (509) 962-7539 Kelly.bacon.cd@co.kittitas.wa.us

If this is a Public Records Request, please go to <u>https://www.co.kittitas.wa.us/request/default.aspx</u> and fill out a request for public records through the GovQA portal.

From: CDS User <planning@co.kittitas.wa.us>
Sent: Monday, August 15, 2022 8:13 AM
To: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Subject: FW: Thorp Landing Lane

From: kcfd1@fairpoint.net <kcfd1@fairpoint.net>
Sent: Saturday, August 13, 2022 3:11 PM
To: CDS User <planning@co.kittitas.wa.us>
Subject: Thorp Landing Lane

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Good afternoon. I am writing to comment on the re-zoning for Thorp Landing Lane, RZ-22-00002 & CP-22-00002. I am the Chief of the Fire District that this development will be built in. As you know, this property has been farmed for many years. This small unincorporated town of Thorp, like most areas of Kittitas County, is growing quite a bit. One of my concerns as Fire Chief is fire flow in rural developments. Yes, we have Water Tenders but we could have a whole fleet of tenders and it will never be as good as a proper hydrant system. My ask for the county is to consider requiring a true Hydrant system for any development that has 10 or more residential lots for development for livable spaces. The safety of the people who will occupy those homes depends on it. I am sure it sounds like a big ask for such small developments but as we see in the map of this development, there are multiple other large agricultural parcels around these ones that could sell and be developed using similar sized lots, becoming a much larger community within the greater Thorp area, but without hydrants. Kittitas County Water District 4 in Thorp has its farthest south hydrant not too far from the entrance to Thorp Landing Ln. They could be an option to approach or a separate system. We need to be setting up the future growth with safety as our top concern. The cost of a hydrant system could be passed to the consumer, who would save that and more in the long run with a lower home owners insurance rating due to having adequate fire flow. Having more homes in our fire district without hydrants will also negatively impact our overall fire rating with the state, possible causing us to lose a rating and cost everyone in our fire district more money in their Homeowners insurance premiums, or potentially even be dropped from some companies.

I thank you for your time and consideration on this topic and I am available to answer any questions if you have any.



Brandon Schmidt Chief Kittitas County Fire District 1 10700 N Thorp Hwy PO Box 34 Thorp, WA 98946 509 964 2435

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message id: 38eb45916c6dcbdac24bb8719d004a14

Jeremiah,

The applicant is currently working with our department on the approval of a public water system to serve the lots in the Thorp Landing plat. Additionally, soil logs have been done, as well as site evaluations have been completed where requested.

Public health has no comments at this time.

Thank you,

Holly Erdman

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

#### Sent: Friday, August 5, 2022 5:09 PM

**To:** Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <kelee.hodges.pw@co.kittitas.wa.us>; Codi Fortier <codi.fortier@co.kittitas.wa.us>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; 'corrine camuso@yakama.com' <corrine\_camuso@yakama.com>; 'jessica\_lally@yakama.com' <jessica\_lally@yakama.com>; 'noah\_oliver@yakama.com' <noah\_oliver@yakama.com>; 'casey\_barney@yakama.com' <casey\_barney@yakama.com>; 'kozj@yakamafish-nsn.gov' <kozj@yakamafish-nsn.gov>; 'matj@yakamafish-nsn.gov' <matj@yakamafish-nsn.gov>; 'barh@yakamafish-nsn.gov' <barh@yakamafish-nsn.gov>; 'tebu461@ecy.wa.gov' <tebu461@ecy.wa.gov>; 'lowh461@ECY.WA.GOV' <lowh461@ECY.WA.GOV>; 'FormerOrchards@ecy.wa.gov' <FormerOrchards@ecy.wa.gov>; 'wendy.neet@ecy.wa.gov' <wendy.neet@ecy.wa.gov>; 'Scott.Downes@dfw.wa.gov' <Scott.Downes@dfw.wa.gov>; 'Jennifer.Nelson@dfw.wa.gov' <Jennifer.Nelson@dfw.wa.gov>; 'Elizabeth.Torrey@dfw.wa.gov' <Elizabeth.Torrey@dfw.wa.gov>; 'sepa@dahp.wa.gov' <sepa@dahp.wa.gov>; 'jorgenja@cwu.edu' <jorgenja@cwu.edu>; 'nelmsk@cwu.edu' <nelmsk@cwu.edu>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; 'russell.mau@doh.wa.gov' <russell.mau@doh.wa.gov>; 'rivers@dnr.wa.gov' <rivers@dnr.wa.gov>; 'shane.early@dnr.wa.gov' <shane.early@dnr.wa.gov>; 'SEPACENTER@dnr.wa.gov' <SEPACENTER@dnr.wa.gov>; 'Garren.Andrews@dnr.wa.gov' <Garren.Andrews@dnr.wa.gov>; 'MARTIN.MAUNEY@dnr.wa.gov' <MARTIN.MAUNEY@dnr.wa.gov>; 'brooksideconsulting@gmail.com' <brooksideconsulting@gmail.com>; 'tribune@nkctribune.com' <tribune@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; 'mbreckenridge@kvnews.com' <mbreckenridge@kvnews.com>; 'legals@kvnews.com' <legals@kvnews.com>; 'Deborah.j.knaub@usace.army.mil' <Deborah.j.knaub@usace.army.mil>; 'lhendrix@usbr.gov' <lhendrix@usbr.gov>; 'mark.a.gradwohl.civ@mail.mil' <mark.a.gradwohl.civ@mail.mil>;



## **KITTITAS COUNTY** DEPARTMENT OF PUBLIC WORKS

#### MEMORANDUM

то:	All Staff
FROM:	Public Works Plan Review Team
DATE:	September 12, 2022
SUBJECT:	RZ-22-00002 AND CP-22-00002 Thorp Landing

ACCESS	There are no access comments. (TM)
ENGINEERING	There are no engineering comments. (CC)
SURVEY	There are no survey comments regarding this application. (JT)
FLOOD	A portion of parcel #443233 is located in the FEMA identified special flood hazard area (100-year floodplain). Any future development and/ or subdivision must be consistent with the regulations within KCC 14.08.
WATER MITIGATION/ METERING	No comments

Page | 1

# HALVERSON NORTHWEST

September 12, 2022

VIA EMAIL <jeremiah.cromie@co.kittitas.wa.us> AND REGULAR U.S. MAIL

**Mr. Jeremiah Cromie, Planner II** Kittitas County Community Development Services 411 Ruby Street Ellensburg, WA 98926 Raymond G. Alexander Alan D. Campbell++ J. Jay Carroll Paul C. Dempsey\*\* James S. Elliott Robert N. Faber F. Joe Falk, Jr.+ Mark E. Fickes Carter L. Fjeld+ Lawrence E. Martin\* Terry C. Schmalz+ Linda A. Sellers Michael F. Shinn Stephen R. Winfree+

\*Also OR Bar Member \*\*Also State Bar of CA Member +Of Counsel ++Retired

Re: Thorp Landing Rezone and Comprehensive Plan Amendment (RZ-22-00002 & CP-22-00002): West Side Irrigating Company Public Comment

Dear Mr. Cromie:

This firm represents West Side Irrigating Company ("WSIC"), which delivers irrigation water to farm and residential lands in Kittitas County. WSIC's authorized service area includes the entirety of the proposed Thorp Landing project under the above-referenced Rezone and Comp Plan Amendment applications (the "Project"). WSIC takes no formal position concerning the Project, acknowledging that much of Kittitas County's traditional rural and agricultural lands are transitioning toward residential and mixed-use purposes. WSIC's sole concern in this case is to remind the Project developer and County representatives that WSIC holds and intends to exercise rights as a designated "irrigation entity" under the County Code to ensure that appropriate arrangements are in place for efficient delivery of WSIC water to reconfigured parcels within the Project.

#### Background

As we understand, the Project comprises nine parcels as currently configured, which abut Goodwin Road and Thorp Highway within Section 11, Township 18 N., Range 17 E.W.M. As noted above, the project lies wholly within WSIC's service area and authorized places of use under its adjudicated mainstem Yakima River water rights. WSIC's river diversion lies upstream of the project, from which irrigation supply water is transported via the WSIC Main Canal in a generally southeasterly direction. Project lands are currently served by two turnouts on the Main Canal – Headgate Nos. 12 and 18. The Project contemplates amending the Comprehensive Plan designation of affected lands from Rural Working to Rural Residential, together with a zoning change to Ag-5.

#### KCC Requirements

Chapter 16.18 of the County Code includes provisions for the orderly system of providing irrigation water to property served by designated irrigation entities (including WSIC),

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 Yakima Office: 405 E. Lincoln Avenue | PO Box 22550 | Yakima, WA 98907 | p) 509.248.6030 | f) 509.453.6880

 Sunnyside Office: 910 Franklin Avenue, Suite 1 | PO Box 210 | Sunnyside, WA 98944 | p) 509.837.5302 | f) 509.837.2465

which is undergoing parcel creation or reconfiguration under Title 16. KCC 16.18.010 - .020. For such projects, the project proponent must "provide a water delivery system together with rights-of-way to each lot created by the parcel creation entitled to receive irrigation water. The parcel creation shall also provide for easements or rights-of-way from the water source to the water delivery system." KCC 16.18.030. Further, the proposed project water delivery infrastructure "shall not impair the rights or uses of downgradient water owners or users," who are to be consulted in connection with the design of such infrastructure. *Id.* As a condition of final plat or similar, final land use change approvals, the affected irrigation entity is entitled to submit a certificate, confirming that proposed irrigation delivery to all lands and otherwise consistent with the irrigation entity's requirements. KCC 16.18.035.

Finally, Chapter 16.18 requires the owners of platted or otherwise reconfigured lands to appoint a single representative for purposes of communicating with irrigation entities. Without limitation, such communication routinely concerns installation of water delivery systems linking irrigation entity headgates and end-user lands, as well as aggregated water volumes required from time to time by end users served by particular headgates.

#### WSIC Bylaws Regarding Water Deliveries

Article V of WSIC's Bylaws include rules and regulations for the delivery of water to landowners within the WSIC service area. Such rules and regulations contain the following items directly relevant to parcel changes contemplated for the Project:

- Total volume of water delivered to a single WSIC headgate may not exceed the total of then outstanding shares of WSIC stock allocated to lands served by such headgate.
- A WSIC stockholder may irrigate only those lands for which he/she holds shares of stock at the WSIC-established minimum of one-half share for each acre of irrigable land. A stockholder must hold a minimum of one full share of WSIC (and will be fully assessed therefor), even if he/she holds less than one full acre of irrigable land.
- No water may be delivered to lands for which WSIC assessments are not fully paid by May 1<sup>st</sup> each year.
- A stockholder seeking to divide or reconfigure parcels within the WSIC service area must submit to the Board of Trustees a proposal for new irrigation systems to serve all affected lands. In connection therewith, the Board may require that various arrangements be made among affected landowners and/or with the Ditch Supervisor, to ensure efficient delivery of water to all affected lands.

#### Summary and Implications for the Project

As stated above, WSIC has no formal objection to the Project. We provide these comments on behalf of WSIC solely to ensure that all parties understand and are planning to comply with irrigation-related requirements under the above-discussed authorities. While there are many irrigation water delivery items to be considered in connection with the Project (all of which WSIC will be pleased to discuss in more detail with the Project proponent), our comments may be summarized thusly:

WSIC must be allowed to participate in the Project planning process in order to provide meaningful direction concerning necessary arrangements for delivery of water to all reconfigured parcels. Without such participation, WSIC cannot provide the required certification confirming adequate irrigation systems and rights-of-way/permissions under KCC 16.18.035, *supra*.

Further, reconfiguration of parcels under the Project will require a reapportionment of WSIC shares to affected lands. Thereafter, owners of those reconfigured lands will be individually responsible for the payment of assessments and the like. (If and to the extent a landowner(s) becomes delinquent in the payment of assessments, the Ditch Supervisor will reduce deliveries to the subject headgate in proportion to the delinquency, but users served by such headgate will be collectively responsible for ensuring that water is ultimately delivered only to paid-up parcels.) At the same time, owners of all Project lands served by individual WSIC headgates will be required to appoint a single point of contact with WSIC for non-assessment-related purposes, including water delivery requirements from time to time during the irrigation season, as well as proposed construction or alteration of facilities potentially affecting the WSIC Main Canal and operations.

If there are any immediate questions or concerns in connection with the above comments, please contact the undersigned. Otherwise, Mr. Kirk Riegel, who serves as WSIC's Secretary, will be pleased to consult further with the Project proponent and/or with County representatives concerning WSIC's irrigation water delivery requirements as a condition on final Comp Plan and Zoning approvals under KCC 16.18.030 -.035.

Thank you very much in advance for your consideration of these comments.

Very truly yours,

HALVERSON | NORTHWEST LAW GROUP P.C.

Pare r. Nempsey

Paul C. Dempsey

#### cc: (via email only)

Mr. Kirk Riegel, West Side Irrigating Company Lawrence E. Martin, Esq. Mark Cook, Public Works Kelee Hodges, Public Works Josh Fredrickson, Public Works Arden Thomas, Water Resource Manager Dan Carlson, Community Development Services Kelly Bacon, Community Development Services

From:	Jarred Fudacz
To:	Jeremiah Cromie
Subject:	Thorp Landing Rezone Public Comment
Date:	Monday, September 12, 2022 4:14:23 PM
Attachments:	Kittitas County CDS Rezone Letter.docx

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Please see attached.

Thanks,

Jarred Fudacz

Kittitas County Community Development Services 411 N Ruby Street, Suite 2 Ellensburg, WA 98926

To whom it may concern,

I'm writing this letter in response to the application for rezone submitted by Thorp Landing (RZ-22-00022) and the negative impacts this proposal for rezone will have on the current land, adjacent lands, and the community.

The applicant is requesting a rezone of said lands from Agriculture 20 zoning to Agriculture 5. This request would rezone this land to not fit the requirements set forth in the comprehensive plan nor fit the zoning of surrounding lands. After review of the County zoning map, Agriculture 5 zoning is not within any proximity of the Thorp Landing properties. All surrounding areas are designated agriculture 20 or commercial agriculture, with the exception of properties within the Type I LAMRID of Thorp.

This type of rezone if allowed to go through would be considered a spot rezone. This would create issues in the future for the County as they work within their Growth Management Act, it would set a precedent for future spot rezones to happen going against the approved comprehensive plan. In addition, this rezone benefits only one party and not the entire community. This rezone would not equally benefit adjacent landowners who are categorized as agriculture 20 zoning.

In addition, in the application for rezone under section F the applicant states that the proposed rezone would not affect irrigation or the delivery of water to other sites. This rezone would create issues with future development of the land that has the potential to disrupt the delivery of water to other sites. The lands proposed for rezone has numerous natural springs along the western boundary near the Palouse to Cascade Trail. The Department of Ecology has these springs labeled and entered into a database. These springs have water rights associated with adjacent parcels. Based on the Thorp Landing Parcel Map submitted to CDS, the proposed roadway crosses an established easement in the center of parcel (443233) to deliver spring water to the following parcel (573233). Excavating and altering the ground near and around this easement could damage underground drain tile and disrupt water service to the parcel in which holds the water right which violates RCW 90.03.410 of the water code.

This rezone would not follow the comprehensive plan and does not follow or meet the designations of adjacent lands.

Thank you,

From:	<u>Erinn Boitano</u>
То:	Jeremiah Cromie
Subject:	written comment for Thorp Landing Rezone
Date:	Monday, September 12, 2022 4:45:51 PM

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To whom it may concern,

There's a lot to be said about the potential rezone. Sometime not in the far past this acreage was already evaluated for a rezone. A rezone already occured which created the existing lots, leaving the approxiamte 50+ acres of farmland still intact. This was with many extensive hearings and public imput. It was decided to keep the remaining acreage that was not lotted up as Ag20. There is nothing that has since changed making this a good and necesary choice for the Thorp community. Bottom line, the density was already taken off to create the existing lots. This is appauling that a matter that has long been decided is up for current debate. This would be a beyond poor decision and certainly does not protect or enhance what is "rural charecter" within our county. Once it's developed there's no going back, there is already substantial land within our county that has been subdivided to accomodate our growing county and most definitley better places for urban growth. In the end, the land owner knew what they were purchasing and knew that the rezone had already been settled, knew that they could develop the existing 7 lots and would have the option to split the remaining parcel in half (making only 2 parcels) to comply with AG20, I'm not sure why rezoning it and creating more parcels is even up for debate. It certainly is not in the best interest of the community.

Johnny & Erinn Boitano 681 Goodwin Rd Thorp, WA

horp landin

Exhibit A to Thorp Landing Comprehensive Plan Docket request 55

#### 9. Project Description

Total

This project is a Comprehensive plan map amendment and rezone of the following Property:

Tax Parcel No.	Acreage
443233	51.98
493233	2.41
19590	3
19591	3
19589	3
19588	3
19592	3
19593	<u>3.39</u>
	72.78

GEIW SEP 12 2022

Keula Sher

Kittitas County CDS

from Ag-20 Zone to Ag-5 Zone and change the comprehensive plan designation of the property from Rural Working to Rural Residential.

Concurrently with the rezone application the applicant is seeking to change the comprehensive plan designation of the property to Rural Residential. Rural Residential lands are those which are adjacent or near UGAs or LAMIRDs. They generally have a lower population density than urban areas but higher than most rural areas. A limited level of government services usually exists, and they are often inside Fire Districts and are outside flood areas and most hazard areas. Rural Residential lands are characterized by activities generally associated with small-scale farms, dispersed single-family homes, and some types of recreational uses and open spaces. Lands are typically too far from the urban area to enable cost-effective provision of public services, and the typical uses do not require urban services. The zone requested is Ag-5 which is a zone intended to implement the rural residential designation.

The Property is legally described on Attachment 1. The property has no improvements on it other than a road and a well. The property previously was used as a pasture/hay field. The current use of the property is as pasture and hay production. To the north of the property there are varying uses including agricultural uses and residential uses, including the unincorporated town of Thorp which is a Type I LAMRID the boundary of which is 685 feet from the property, and includes residential and commercial uses with a school and fire station. To the east there are residential parcels of a varying size and on the east side of the Thorp highway there is a gravel mine with a mineral land of long term commercial significance designation. To the south is the Palouse to Cascades trail and then a Type 3 LAMRID on the north and south sides of the I-90 interchange, 1090 feet from the property which has associated commercial uses. To the southwest there are agricultural and residential uses. The property abuts both Goodwin Road and the Thorp Highway.

It is important to consider the history of land use and zoning in the area. Prior to Kittitas County enacting zoning codes, the town site of Thorp was developed and for many years functioned as a town even though no town or city was ever incorporated. A K through 12 school was developed, a fire station and a water district. As a result, many different lot sizes in the vicinity were developed. In the early 2000's the subject parcels where rezoned to allow for 3-acre density. After the rezone to 3-acre density several 3 acre lots were legally created. A b So (1)  $\frac{1}{2}$  (1)

arrent lot sizes in the vicinity were developed. In the early 2000's the subject parcels where rezoned to allow for 3-acre density. After the rezone to 3-acre density several 3 acre lots were legally created. Ab So lufely False all the three hereto is in this application were created by exempted Seg regation (otherwise Knowas" the Cruse Shuffle, Northalegal method but to leaded & glanch by the BUCC over of that era the applicant requese Sature lagent is well aware

of the creation of these 3 are bitsteere (A) he and his favoring prov the request for the the 3 acre rezone. No 3M of were Noglat. And the Zoning Repeted Back to Az = 20 due the chally of the failure to adopt development regulation and invalidation of 3 acre density. The applicant attempts to use the area vide rezone aguenent. This is a stram man The Camrids were created because the CLAN designation was not a Valid Land Use designation and the hamiridules used to correct that error. A ferre of the General townsite of Thomp was designated as A type I Lamild. and was not a verone per say but redesignation of the land use. 7 Darry the Comprehessie plan update of Congliance heary. Hearny were held and thorp residents participaded and and thorp residents participaded and agreed upon the creation of the Lamrids & Mre arrive prateriess of the Ag 20 Zonig + Roval working reton

They landen Rezone

2

Attachment 2 to Exhibit A See Next Page ....)

Paula Thompson Analysis meeds to compare apples to apples ie not all zones. Only Ag20 in the immalate aver of therp. Not the Lamnis lots, not the commercial Ag lots. Not the lots South of I-90 (most if these sacre lats were Oreated by the marginally begas except segregation "ie, the" Cruse Shaffle".) Anglasis of the Bline, Turquouse, Yellow (exclusion commiss) + Red coded lots in Attachnead Z finds: 80 lots Zoned Ag 20 totalling 649.62 white the average Denorty of (8.12) The test 3 serves lots created on the applicants property by excepted segregation was 9 lots from the original 78 acres equalling à density 08. 8.67 acres. Thus, right non the when the application of purces identified in the application the density is grades

The SI.98 acre parcel make a conforming lot while the 3 acre lots are not, the Density of the property is comparable to the "Density of the surrounding Ag 20 tot in the immediate area of thorp. \* 9. 1 & Acres wappled Br Vs 8.12 Acres for sarcounding Ag 20 lofs \* (the original parent parcel for the exempt segregations was 78 Acres the divided into 9 Lots equalling 8.67 acres. He has sold some of the Original Bacre lots and then arenofin this application) His carrent denisty of the application parcel Area is the conforms with the density of the source and in area. If 5 Acre densities is destrable then an area ande Resone Should be considered, Not A SPOT Rezone. the reduce prinkestrat

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	()		-	1. Dr.X	Conforming lots				3 685' from Thorp LAMIRD
		X K	3 MALO	cia Ag X	Average lot size	4.	.71 3.1	7 4.17	
						S.L. Same	.5 mile radius	.75 mile radius	Boundrys
	5.~	Parcel #		Lot Size Zoning	Conforming	Map Zone		.75 mile radius	South of 190, NE Thorp Cemetery, W of Thorpy Hwy S
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	P 7	20730	Harrel	Commercial Ag	9	Bills			South of 190, NE Thorp Cemetery, W of Thorpy Hwy S
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		18025	Higginbotham	6.8 Commercial Ag	9	Bhie		2	South of 190, NE Thora Cemetery, W of Thorpy Hwy S
	• 0	413233	Nordwood	6.8 Commercial Ap		Blue			South of 190, NE Thorp Cemetery, W of Thorpy Hwy S
		403233	Guerra	6.8 Commercial Ag	9	Blue			South of 190, NE Thorp Cemetery, W of Thorpy Hwy S
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		15950	Gibson	6.2 Ag 20		Green			E Thorp Hwy N, N of 190, W of river, S of Railroad
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		15949	Gibson	6.2 Ag 20	Q	Green			E Thorp Hwy N, N of 190, W of river, S of Railroad
		396433	Gibson	6.19 Ag 20	9	Green		0	E Thorp Hwy N, N of 190, W of river, S of Railroad
		17625	Shemili	4.22 Ag 20	D	Green			E Thorp Hwy N, N of 190, W of river, S of Railroad
		456433		4.6 Ag 20	9	Green		0	E Thorp Hwy N, N of 190, W of river, S of Railroad
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		073233		2.05 Ag 20		Green			E Thorp Hwy N, N of 190, W of river, S of Railroad
		133233		2.35 Ag 20		Green		3	E Thorp Hwy N, N of 190, W of river, S of Railroad
			Fischer	7.37 Ag 20		Green			E Thorp Hwy N, N of 190, W of river, S of Railroad
		273233		0.41 Ag 20		Green			E Thorp Hwy N, N of 190, W of river, S of Railroad
		083233		0.22 Ag 20 6 Ag 20	H	Green			E Thorp Hwy N, N of 190, W of river, S of Railroad
		053233		0.25 Ag 20	ň	Green	ka ka	Z	E Thorp Hwy N, N of I90, W of river, S of Railroad
			Davison	0.5 Ag 20		Green		×	E Thorp Hwy N, N of 190, W of river, S of Railroad
		4.959 W 86 W W		ر.) محمد محمد م	Bappoli	and a second	107795g		
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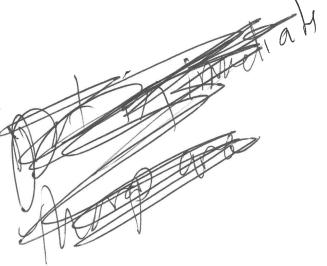
				All zones	.5 mile radius	.75 mile radius		
			Total Lols		194 100	167	1090' from Interchange LAMIRD	*
			Conforming lots		10		685' from Thorp LAMIRD	
			Average lot size		4,71 3,11	4.17		
			1	an a				
Parcel	# Owner	Lot Size Zoning	Conforming	Map Zone	.5 mile radius	.75 mile radius	Boundrys	
805933		0.16 Ag 3	C	Orange			Inside Thorp LAMIRD	
795933		0.45 Ag 3	ō	Orange			Inside Thorp LAMIRD	
785933		0.56 Ag 3	C	Orange	-0		Inside Thorp LAMIRD	
755933		0.16 Ag 3		Qrange		2	Inside Thorp LAMIRD	
185430		0.34 Ag 3	ā	Orange	D	2	Inside Thorp LAMIRD	
905430		0.42 Ag 3		Orange	Ō	122	Inside Thorp LAMIRD	
04593		9.19 Ag 3		Orange			Inside Thorp LAMIRD	
16593		6.39 Ag 3		Orange		12	Inside Thorp LAMIRD	
28593		1.15 Ag 3	ō	Orange	A.	- Mile	Inside Thorp LAMIRD	
51043		4:38 Ag 3	2	Orange			Inside Thorp LAMIRD	
85593	the second second	0.21 Ag 3	ō	Orange		1	Inside Thorp LAMIRD	
84593		0.4 Ag 3	Ö	Orange	ō	1.1	Inside Thorp LAMIRD	
02593		12.31 Ag 20		Turquoise	<u>e</u>		North of Goodwin	
03593		1.13 Ag 20	G	Turquoise		9	North of Goodwin	
95723	-	3.54 Ag 20	ă	Turquoise	Ø	20	North of Goodwin	-
95723		0.5 Ag 20	Ö	Turquoise	8		North of Goodwin	
95723		5 Ag 20	Ö	Turquoise	Z		North of Goodwin	* 
12593		33.5 Ag 20	6	Turquoise	ā	23	North of Goodwin	
95203		3 Ag 20	- ă	Yellow	8	52	JWT to I90 south of Goodwin	
70643		10.09 Ag 20	ō	Yellow	2	<b>S</b>	JWT to I90 south of Goodwin	
95203		6 Ag 20	ō	Yellow	2	2	JWT to I90 south of Goodwin	
33133		2.02 Ag 20	ă	Yellow	2	2	JWT to I90 south of Goodwin	
52323		14.35 Ag 20	ō	Yellow	2	~	JWT to I90 south of Goodwin	
48323		0,8 Ag 20	ō	Yellow		$\sim$	JWT to 190 south of Goodwin	
38323		12 Commercial Ag	ă	Yellow	~		JWT to 190 south of Goodwin	
39323		9.81 Commercial Ag	ō	Yellow	Ø		JWT to 190 south of Goodwin	
43323		17.61 Commercial Ag	ō	Yellow	Ō		JWT to 190 south of Goodwin	
37323		56.83 Commercial Ag		Yellow		2	JWT to 190 south of Goodwin	
36323		1.25 Commercial Ag	D	Yellow		3	JWT to 190 south of Goodwin	
		4.77 Commercial Ag		Yellow	ō	2	JWT to 190 south of Goodwin	
57593 55593		23.8 Commercial Ag	D	Yellow	E E	ā	JWT to I90 south of Goodwin	· · · · · · · · · · · · · · · · · · ·
85643		7.19 Ag 20		Blue		Ō	South of ISO, NE Thorp Cemetery, W of Thorpy Hwy S	
20751		7.19 Ag 20 7.27 Ag 20	Ö	Blog	ă	Ô	South of 190, NE Thorp Cometery, Wol Thorpy Hwy S	
2075		3.48 Ag 20	C	Blue	ā	ō	South of 190, NE Thorp Cemetery, W of Thorpy Hwy S	
20750		3.13 Ag 20	G	Blue		<u>¯</u>	South of 190, NE Thorp Cemetery, W of Thorpy Hwy S	- Creeker
2074		3.13 Ag 20		Blue		ō	South of 190, NE Thorp Cemetery, W of Thorpy Hwy S	Alcreby
2074		3.1 Ag 20	ā	Blan			South of 190, NE Thorp Cometery, W of Thorpy Hwy S	1 papate
2074		3.1 Ag 20	ā	Blue		Ō.	South of 190, NE Thorp Cemetery, W of Thorpy Hwy S	by everyte Segregater
	13 Harrel	30.23 Ag 20	ø	Blue			South of 190, NE Thorp Cemetery, W of Thorpy Hwy S	
		and and a barrier of a second second	ton V	Contractor and a second second				et fer
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·····	All zones	.5 mile radius	.75 mile radius	
Total Lots	194	100	167	1090' from Interchange LAMIRD
Conforming lots	10	1	8	685' from Thorp LAMIRD
Average lot size	4.71	3,17	4.17	

.75 mile redius Boundrys 5 mllo radius Conforming Map Zone Lot Size Zoning Parcel # Owner NE of JWT, W of Thorp HWY, S of LAMIRD, South of Goodwin 123 2 Red Thorp Landing 51.98 Ag 20 443233 3 1 NE of JWT, W of Thorp HWY, S of LAMIRD, South of Goodwin Red 493233 Thorp Landing 2.41 Ag 20  $\checkmark$ Ô  $\checkmark$ NE of JWT, W of Thorp HWY, S of LAMIRD, South of Goodwin Red 3 Ag 20 Thorp Landing 19589 1 N NE of JWT, W of Thorp HWY, S of LAMIRD, South of Goodwin Red 3 Ag 20 19590 Thorp Landing 24 NE of JWT, W of Thorp HWY, S of LAMIRD, South of Goodwin Red 19591 Thorp Landing 3 Ag 20 2 NE of JWT, W of Thorp HWY, S of LAMIRD, South of Goodwin 3 Ag 20 Red 19592 Thorp Landing  $\checkmark$ NE of JWT, W of Thorp HWY, S of LAMIRD, South of Goodwin Red 3.39 Ag 20 19593 Thorp Landing  $\mathbf{V}$ NE of JWT, W of Thorp HWY, S of LAMIRD, South of Goodwin 2.39 Ag 20 Red 725836 Fudacz NE of JWT, W of Thom HWY, S of LAMIRD, South of Goodwin Red 735836 Fudacz 10,88 Ag 20 2 -4 NE of JWT, W of Thorp HWY, S of LAMIRD, South of Goodwin Red 573233 Fudacz 11,34 Ag 20 ę, NE of JWT, W of Thorp HWY, S of LAMIRD, South of Goodwin Red 0.75 Ag 20 513233 Muratore  $\checkmark$ Ø NE of JWT, W of Thorp HWY, S of LAMIRD, South of Goodwin Red 434636 2.39 Ag 20 Choate 2 NE of JWT, W of Thorp HWY, S of LAMIRD, South of Goodwin Red 10.87 Ag 20 533233 Gordon 1 . NE of JWT, W of Thorp HWY, S of LAMIRD, South of Goodwin Red 7.71 Ag 20 835136 Fudacz 2 NE of JWT, W of Thorp HWY, S of LAMIRD, South of Goodwin Red 503233 Kindervag 0.34 Ag 20 27 2 NE of JWT, W of Thorp HWY, S of LAMIRD, South of Goodwin Red Rodriguez 5 Ag 20 583233  $\mathcal{T}$ NE of JWT, W of Thorp HWY, S of LAMIRD, South of Goodwin Ż Red 1.48 Ag 20 563233 Morse NE of JWT, W of Thorp HWY, S of LAMIRD, South of Goodwin Rad 5 Ag 20 952035 Gibson 2 2 NE of JWT, W of Thorp HWY, S of LAMIRD, South of Goodwin 0.5 Ag 20 Red 463233 Gordon 4 NE of JWT, W of Thorp HWY, S of LAMIRD, South of Goodwin Red 453233 Zacharias 1 Ag 20 4 NE of JWT, W of Thorp HWY, S of LAMIRD, South of Goodwin Red 2.89 Ag 20 473233 Fudacz 8×. NE of JWT, W of Thorp HWY, S of LAMIRD, South of Goodwin Red 011936 Fudacz 4.12 Ag 20 2 ₹. NE of JWT, W of Thorp HWY, S of LAMIRD, South of Goodwin Red 105933 Holtz 3.02 Ag 20 2 1 NE of JWT, W of Thorp HWY, S of LAMIRD, South of Goodwin Red 0.42 Ag 20 275933 Eyerly  $\checkmark$ NE of JWT, W of Thorp HWY, S of LAMIRD, South of Goodwin Red 3.67 Ag 20 115933 Morse  $\nabla$ NE of JWT, W of Thorp HWY, S of LAMIRD, South of Goodwin Red Keffeler 3 Ag 20 645933  $\checkmark$  $\sim$ NE of JWT, W of Thorp HWY, S of LAMIRD, South of Goodwin Red 1.38 Ag 20 Griffin 595933 23 NE of JWT W of Thorp HWY, S of LAMIRD, South of Goodwin Red 0.1 Ag 20 325933 Benz  $\mathbf{\mathbf{x}}$ 2 Inside Thorp LAMIRD 1.16 Ag 3 Orange 951866 Bogden  $\checkmark$ 2 Inside Thorp LAMIRD Orange 945933 Palo 0.73 Ag 3  $\checkmark$ (all a Inside Thorp LAMIRD Orange 0.57 Ag 3 605933 Smith  $\mathbf{v}$ 2 8 Inside Thorp LAMIRD Orange 0.5 General Commercial 265933 Foster ~ ~ Inside Thorp LAMIRD 0.55 General Commercial Orange 542036 Bass N N Ø. Inside Thorp LAMIRD 065933 Bushey 0.43 Ag 3 Orange 1 Inside Thorp LAMIRD Orange Osdborn 2 Ag 3 925933 ~ 2 Inside Thorp LAMIRD 0:45 Ag 3 Orange 915933 Thorp Church Inside Thorp LAMIRD Orange 635933 Thorp Church 0.71 Ag 3 ¥.  $\mathbf{\mathbf{y}}$ Inside Thorp LAMIRD 0.33 Ag 3 Orange 135933 Thorp Church

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						All zones		.5 mile radius	.75 mile radiu	
					Total Lots		194	10		67 1090' from Interchange LAMIRD
					Conforming lots		10		1	8 685' from Thorp LAMIRD
					Average lot size		4.71	3.1	17 4.	17]
	Parcel#	Owner Li	ol Size	Zoning	Conforming	Map Zone		.5 mile radius	.75 mile radiu	s Boundrys
	29593	Osborn	0.1			Orange				Inside Thorp LAMIRD
	095933	Fisher	0.3	-		Orange		55		Inside Thorp LAMIRD
	085933	Osborn	0.25	*	0	Orange		$\sim$	3	Inside Thorp LAMIRD
	075933	Osborn	0.08			Orange		1	and a	Inside Thorp LAMIRD
	055933	Bowman	0.61	-		Orange		•	2	Inside Thorp LAMIRD
	245933	Gibbens	0.24	•		Orange			5	Inside Thorp LAMIRD
	235933	Roberts	0.22			Orange		12		Inside Thorp LAMIRD
	783233	Warne	0.25			Orange				Inside Thorp LAMIRD
	833233	Kesling	0.25			Orange			$\sim$	Inside Thorp LAMIRD
	793233	Wagster		General Commercial		Orange			2	Inside Thorp LAMIRD
	14539	Beckman	0.25			Orenge	/			Inside Thorp LAMIRD
	14538	Peterson		General Commercial		Orange		2	2	Inside Thorp LAMIRD
	813233	Triple K	0.25	General Commercial		Orange			$\geq$	Inside Thorp LAMIRD
	763233	Cubilie	0.25	Ag 3	A	Orange		22		Inside Thorp LAMIRD
	773233	Osborn	0.25	Ag 3		Orange		82	$\sim$	Inside Thorp LAMIRD
	703233	Recor Printing	0.25	General Commercial	D \	Qrange		2	$\sim$	Inside Thorp LAMIRD
	713233	Wheatley	0.25	General Commercial		ogasio		A	×.	Inside Thorp LAMIRD
	753233	Wheatley	0.25	General Commercial		Orange				Inside Thorp LAMIRD
	653233	Higgins	0.25	Ag 3		Orange				Inside Thorp LAMIRD
	723233	Wheatley	0.25	Ag 3		Orange			2	Inside Thorp LAMIRD
	693233	Zempel	0.25	Ag 3		Orange				Inside Thorp LAMIRD
	683233	Pasi	0.25	Ag 3		Orange				Inside Thorp LAMIRD
	673233	Mack	0.25	Ag 3		Orange		) R		Inside Thorp LAMIRD
	663233	Kane	9,25	Ag 3		Orange				Inside Thorp LAMIRD
	875933	Gibson	0.3	General Commercial		Orange				Inside Thorp LAMIRD
	895933	Ras	0.35	General Commercial		Orange				Inside Thorp LAMIRD
	905933	Barlow	0.25	General Commercial		Orange		0		Inside Thorp LAMIRD
	863233	Lowery	0.25	Ag 3		Orange			No.	Inside Thorp LAMIRD
	873233	Schwab	0.25	Ag 3	D	Orange			國	Inside Thorp LAMIRD
	883233	Taylor	0.25	Ag 3		Orange		2		Inside Thorp LAMIRD
	853233	Minshull	0.25	Ag 3		Orange		2		Inside Thorp LAMIRD
/	843233	Williamson	0.25	Ag 3		Orange		2		Inside Thorp LAMIRD
	833233	Тепу	0.25	Ag 3		Orange			~	Inside Thorp LAMIRD
	215933	Ellensburg Telepl	0.22	Ag 3		Orange	، میں ،	g		Inside Thorp LAMIRD
	55933	Gibson	0.4	Ag 3		Orange			$\sim$	Inside Thorp LAMIRD
	884636	Kittitas Fire	2.58	Ag 3		Orange		0		Inside Thorp LAMIRD
	894636	Sanford	0.34	Ag 3		Orange		D		Inside Thorp LAMIRO
	835933	Davis	1.63	Ag 3		Orange		Q	2	Inside Thorp LAMIRD
	825933	Blossom	0.2	Ag 3		Orange			~	Inside Thorp LAMIRD



	r	All zones		.5 mile radius	.75 mile radius	
	Total Lots		94	100	167	1090' from Interchange LAMIRD
	Conforming lots		10	- And	8	685' from Thorp LAMIRD
	Average lot size	4.	.71	3.17	4.17	
Lot Size Zoning	Conforming	Map Zone		.5 mile radius	.75 mile radius	Boundrys
3.99 Ag 20	Ц	Blue		Q		South of 190, NE Thorp Cemetery, W of Thorpy Hwy S
0.37 Ag 20	Q	Blue				South of 190, NE Thorp Cemetery, W of Thorpy Hwy S
5.03 Ag 20	Ľ	Blue			12	South of 190, NE Thorp Cemetery, W of Thorpy Hwy S
12.71 Ag 20		Blue		M		South of 190, NE Thorp Cemetery, W of Thorp/ Hwy S
3 Ag 20	L	Biue		Ļ	Q	South of 190, NE Thorp Cemetery, W of Thorpy Hwy S
3 Ag 20	L	Blue		Q	Q	South of I90, NE Thorp Cemetery, W of Thorpy Hwy S
3 Ag 20		Bios		Q	Q	South of I90, NE Thorp Cemetery, W of Thorpy Hwy S
3.18 Ag 20		Blue		0	<u> </u>	South of 190, NE Thorp Cemetery, W of Thorpy Hwy S
3 Ag 20		Shie				South of 190, NE Thorp Cemetery, W of Thorpy Hwy S
3.01 Ag 20		Blue				South of 190, NE Thorp Cemetery, W of Thorpy Hwy S
3 Ag 20		Bitte			2	South of 190, NE Thorp Cemetery, W of Thorpy Hwy S
3 Ag 20	D	She				South of 190, NE Thorp Cemetery, W of Thorpy Hwy S
3 Ag 20		Sha			S	South of 190, NE Thorp Cemelery, W of Thorpy Hwy S
3 Ag 20		Bhie				South of 190, NE Thorp Cemetery, W of Thorpy Hwy S
3 Ag 20	Q	Blue			2	South of I90, NE Thorp Cemetery, W of Thorpy Hwy S
3 Ag 20		Blut		P	2	South of 190, NE Thorp Cemetery, W of Thorpy Hwy S
3 Ag 20		Ston				South of 190, NE Thorp Cemetery, W of Thorpy Hwy S
3 Ag 20	Ō	Blue			83	South of 190, NE Thorp Cemetery, W of Thorpy Hwy S
3 Ag 20		Blue	/			South of 190, NE Thorp Cemetery, W of Thorpy Hwy S
3 Ag 20		Blue /	~			South of 190, NE Thorp Cemetery, W of Thorpy Hwy S
3 Ag 20		Blug			67	South of 190, NE Thorp Cemetery, W of Thorpy Hwy S
3 Ag 20		Elue		D	2	South of 190, NE Thorp Cemetery, W of Thorpy Hwy S
3 Ag 20		Blue				South of I90, NE Thorp Cemetery, W of Thorpy Hwy S
3 Ag 20	Ø	Blue		3		South of I90, NE Thorp Cemetery, W of Thorpy Hwy S
3 Ag 20		Bide_		0	×2	South of 190, NE Thorp Cemetery, W of Thorpy Hwy S
3 Ag 20		Blue		2		South of ISO, NE Thorp Cemetery, W of Thorpy Hwy S
3 Ag 20		Blue		S.		South of 190, NE Thorp Cemetery, W of Thorpy Hwy S
3 Commercial Ag		Blue				South of 190, NE Thorp Cemetery, W of Thorpy Hwy S
3 Commercial Ag	Ō	Blue			2	South of 190, NE Thorp Cemetery, W of Thorpy Hwy S
3 Commercial Ag	Ō	Blue			×.	South of 190, NE Thorp Cemetery, W of Thorpy Hwy S
3 Commercial Ag	O	Bha				South of 190, NEThorp Cemetery, W of Thorpy Hwy S
3 Commercial Ag		Blue			27	South of 190, NE Thorp Cemetery, W of Thorpy Hwy S
3 Commercial Ag		Bhip			2	South of 190, NE Thorp Oemetery, W of Thorpy Hwy S
3 Commercial Ag		Blue		8	23	South of 190, NE Thorp Cemelery, W of Thorpy Hwy S
3 Commercial Ag	ō	Bkia		100	1	South of 190, NE Thorp Cemetery, W of Thorpy Hwy S
3 Commercial Ag		Blue			23	South of 190, NE Thorp Cemetery, Worthorpy Hwy S
3 Commercial Ag	ō	8400			8	South of 190, NE Thorp Cemetery, W of Thorpy Hwy S
3 Commercial Ag	D	Bhio.			<u>.</u>	South of 190, NE Thorp Cemetery, W of Thorpy Hwy S
3 Commercial Ag		Blue		ō	2	South of 190, NE Thorp Cemetery, W of Thorpy Hwy S
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Parcel # Owner

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