

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](#)

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.

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,