



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

“Building Partnerships – Building Communities”

Affidavit of Mailing & Publication

PROPOSAL NAME: (RZ-22-00002 & CP-22-00002) Thorp Landing

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: August 11, 2022

I certify that the following documentation:

- Notice of Application for RZ-22-00002 & CP-22-00002 Thorp Landing

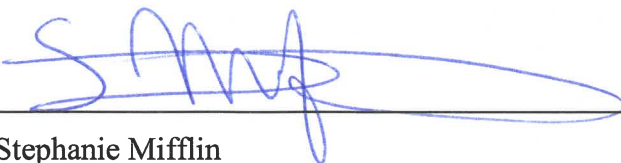
has been mailed and/or emailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.


 _____ Signature

Jeremiah Cromie
 Community Development Services Planner II
 County of Kittitas
 State of Washington

Subscribed and sworn to before me this 11th day of August 2022





Stephanie Mifflin
 Notary Public for the State of Washington residing
 in Ellensburg.

My appointment expires: 12.23.25



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CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

NOTICE OF APPLICATION

Notice of Application: Thursday, August 11, 2022

Application Received: Thursday, June 23, 2022

Application Complete: Thursday, July 21, 2022

Project Name & File Number(s): Thorp Landing Rezone & Comprehensive Plan Amendment (RZ-22-00002 & CP-22-00002)

Applicant: Property owner – Thorp Landing LLC

Location: Tax parcels 443233, 493233, 19590, 19591, 19589, 19589, 19588, 19592 and 19593, located approximately 1500 feet 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.

Proposal: Thorp Landing LLC is proposing to rezone 72.78 acres of property currently zoned Agricultural 20 to Agricultural 5 and do a comprehensive land use plan map amendment from Rural Working to Rural Residential. A comprehensive plan amendment (CP-22-00002), rezone application (RZ-22-00002), and SEPA checklist were submitted as part of the application packet. This project is being processed through the 2022 Annual Comprehensive Plan Docket process.

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: <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> under "Rezoning", then "RZ-22-00002 Thorp Landing."

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Monday September 12, 2022**. All comments will be considered in the decision-making process, and any person has the right to comment on this application and receive notification of the final decision, once made. Appeals of the rezone and comprehensive plan amendment decision must be filed within 60 days of the publication of the final decision (action) with the Eastern Washington Growth Management Hearings Board.

Environmental Review (SEPA): The County will issue a threshold determination on the environmental impacts of this application. A copy of the threshold determination, once made, can be obtained from the County.

Public Hearings: This project is being reviewed through the 2022 Annual Comprehensive Plan Docket Process. Therefore, an open record hearing will be scheduled to be held before the Kittitas County Planning Commission at a date to be determined. Public Hearing Notices for the 2022 Annual Comprehensive Plan Docket Process will be issued establishing the date, time and location of these hearings.

Additionally, an open record hearing is scheduled to be held before the Board of County Commissioners. This hearing will be held on **November 29, 2022 at 6 PM** in The Commissioner's Auditorium. You can attend the hearing in the following ways:

1. In person in the Commissioner's Auditorium at 205 W 5th Avenue Room 109 Ellensburg, WA 98926
2. By online WebEx video conferencing meeting link:

<https://kittitascounty.webex.com/kittitascounty/j.php?MTID=e2bf884bf4433f42c60429dd1066aedb2>

3. By <https://kittitascounty.webex.com> or the Cisco WebEx App on your phone or electronic device:

Meeting Number: 2493 277 4352 **Meeting Password:** SPzBMxVt886

4. By telephone: 1-408-418-9388

Access Code/Meeting Number: 2493 277 4352

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

SHANNON, RANDELL & TRESA JANE PO BOX 106 THORP, WA 98946-0106	KEFFELER, DAN 240 GOODWIN RD THORP, WA 98946-9605	MEYER, VERNON G ETUX PO BOX 167 THORP, WA 98946
MORSE, SCOTT ETUX PO BOX 25 THORP, WA 98946	GIBSON, ELWIN F & PATRICIA J PO BOX 227 THORP, WA 98946-0227	GIBSON, VICTOR & SHEILA 44203 228TH AVE SE ENUMCLAW, WA 98022-7455
CUMMINGS, JEFFREY PO BOX 162 THORP, WA 98946-0162	FUDACZ, DAVID W ETUX PO BOX 24 THORP, WA 98946	THORP LANDING LLC 1401 W DOLARWAY RD STE 301 ELLENSBURG, WA 98926-9823
ROGERS, MICHELLE G & BRIAN 2014 W DRY CREEK RD ELLENSBURG, WA 98926-9454	GEORGE, CRAIG A & MELANIE 322 E TANEUM RD THORP, WA 98946-9517	WEST SIDE IRRIGATING CO 208 W 9TH SUITE 5 ELLENSBURG, WA 98926
THOMPSON, PAULA J PO BOX 205 THORP, WA 98946	CHOATE, WILLIAM E 12938 HONEY LN MOUNT VERNON, WA 98273-8270	MORSE, JOHN C ETUX PO BOX 142 THORP, WA 98946
MURATORE, DAVID & KATRINA 9461 N THORP HWY THORP, WA 98946-9543	FUDACZ BROS PARTNERSHIP 1309 E 1ST CLE ELUM, WA 98922	BUGNI, PETE & GLORIA 361 CEDAR COVE RD ELLENSBURG, WA 98926-9708
RODRIQUEZ, NATHANAEL 9201 N THORP HWY THORP, WA 98946-9401	STATE OF WASH (DOT) 2809 RUDKIN RD UNION GAP, WA 98903-1648	SOLANO, ROMEO S 520 THORP DEPOT RD THORP, WA 98946-9540
BOITANO, JOHNNY & ERINN M 681 GOODWIN RD THORP, WA 98946-9400	RIVERA, ROBERTO & KIMBERLY E PO BOX 17 THORP, WA 98946-0017	

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Kittitas County Assessor
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Neighboring City (if applicable)

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Olympia, WA 98504-2650

BUREAU OF LAND
MANAGEMENT
915 N. WALLA WALLA
WENATCHEE WA 98801

NOTICE OF APPLICATION

Project Name (File Number): Thorp Landing Rezone & Comprehensive Plan Amendment (RZ-22-00002 & CP-22-00002)

Applicant: Property owner – Thorp Landing LLC

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2. By online WebEx video conferencing meeting link: <https://kittitascounty.webex.com/kittitascounty/j.php?MTID=e2bf884bf4433f42c60429dd1066aedb2>
3. By <https://kittitascounty.webex.com> or the Cisco WebEx App on your phone or electronic device:
Meeting Number: 2493 277 4352
Meeting Password: SPzBMxVt886
4. By telephone: 1-408-418-9388
Access Code/Meeting Number: 2493 277 4352

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

Notice of Application: Thursday, August 11, 2022
Application Received: Thursday, June 23, 2022
Application Complete: Thursday, July 21, 2022

PUBLISH: NKC Tribune: August 11 & 18, 2022

PUBLISH: Daily Record: August 11 & 18, 2022 / LEGAL #: 269113

Sent: Friday, August 5, 2022 1:18 PM

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

Subject: Ad: 269113 / Re: RZ-22-00002/CP-22-00002 Thorp Landing (Publishing) - Notice of Application

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.

Hi again Jeremiah,

As promised, attached is your second legal proof scheduled to run on August 11 and 18.

Please let me know if you approve or would like changes made.

Thanks again!

Megan Breckenridge

Advertising Assistant

Ellensburg Daily Record

Office: (509) 925-1414, ext. 570253

Direct Dial: (509) 204-8250

mbreckenridge@kvnews.com / legals@kvnews.com

[MY OFFICE HOURS: MON-FRI: 8:00am-4:00pm]

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

Sent: Friday, August 5, 2022 11:55 AM

To: Megan Breckenridge <mbreckenridge@kvnews.com>; KVNews Legals <legals@kvnews.com>; 'Jana Stoner' <jana@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; NKC Tribune Advertising <ads@nkctribune.com>

Cc: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>; Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>; Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>

Subject: RZ-22-00002/CP-22-00002 Thorp Landing (Publishing) - Notice of Application

CAUTION, this email originated from outside the organization.

Good morning,

Please publish the attached legal in your papers as follows:

Daily Record: August 11 and August 18, 2022

NKCT: August 11, 2022 and August 18, 2022

From: [Megan Breckenridge](#)
To: [Jeremiah Cromie](#)
Subject: Re: 269113 / Re: RZ-22-00002/CP-22-00002 Thorp Landing (Publishing) - Notice of Application
Date: Friday, August 5, 2022 1:30:27 PM

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.

Thanks again and have a nice vacation, Jeremiah!

Megan Breckenridge

Advertising Assistant
Ellensburg Daily Record
Office: (509) 925-1414, ext. 570253
Direct Dial: (509) 204-8250
mbreckenridge@kvnews.com / legals@kvnews.com
[MY OFFICE HOURS: MON-FRI: 8:00am-4:00pm]

From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Friday, August 5, 2022 1:28 PM
To: Megan Breckenridge <mbreckenridge@kvnews.com>
Subject: RE: 269113 / Re: RZ-22-00002/CP-22-00002 Thorp Landing (Publishing) - Notice of Application

CAUTION, this email originated from outside the organization.

Megan,

This one also looks good and I give approval.

Jeremiah Cromie
Planner II
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
Office: 509-962-7046
jeremiah.cromie@co.kittitas.wa.us

From: Megan Breckenridge <mbreckenridge@kvnews.com>

Please let me know if there are any questions or issues. If you have questions or issues after today, please contact Jeremy Johnston (Planning Official), cc'd on this e-mail, as I will be on vacation until August 16, 2022. Thanks!

Jeremiah Cromie
Planner II
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
Office: 509-962-7046
jeremiah.cromie@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Jeremiah Cromie](#)
To: [Kim Dawson](#); ["long@kittcom.org"](#); [Julie Kjorsvik](#); [Toni Berkshire](#); [Jesse Cox](#); [Holly Erdman](#); [Lisa Lawrence](#); [Patti Stacey](#); [Kelee Hodges](#); [Codi Fortier](#); ["enviroreview@yakama.com"](#); ["corrine_camuso@yakama.com"](#); ["jessica_lally@yakama.com"](#); ["noah_oliver@yakama.com"](#); ["casey_barney@yakama.com"](#); ["kozi@yakamafish-nsn.gov"](#); ["matj@yakamafish-nsn.gov"](#); ["barh@yakamafish-nsn.gov"](#); ["tebu461@ecy.wa.gov"](#); ["lowh461@ECY.WA.GOV"](#); ["FormerOrchards@ecy.wa.gov"](#); ["wendy.neet@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"](#); [Jeremy Larson](#); [Steph Miffin](#); ["russell.mau@doh.wa.gov"](#); ["rivers@dnr.wa.gov"](#); ["shane.early@dnr.wa.gov"](#); ["SEPACENTER@dnr.wa.gov"](#); ["Garren.Andrews@dnr.wa.gov"](#); ["MARTIN.MAUNEY@dnr.wa.gov"](#); ["brooksideconsulting@gmail.com"](#); ["tribune@nkctribune.com"](#); ["terry@nkctribune.com"](#); ["mbreckenridge@kvnews.com"](#); ["legals@kvnews.com"](#); ["Deborah.j.knaub@usace.army.mil"](#); ["hendrix@usbr.gov"](#); ["mark.a.gradwohl.civ@mail.mil"](#); ["Kimberly.peacher@navy.mil"](#); ["Robert.d.bright10.civ@army.mil"](#); [Haley Mercer](#); [Christy Garcia](#); ["baileyi@fairpoint.net"](#); ["martinl@thorpschools.org"](#); ["steve@snoqualmtribe.us"](#); ["dahp@snoqualmtribe.us"](#); ["adam@snoqualmtribe.us"](#); ["guy.moura@colvilletribes.com"](#); ["Aren.Orsen.HSY@colvilletribes.com"](#); ["sam.rushing@colvilletribes.com"](#); [matt.boast@kittitaspod.com](#); ["Brian.ingalls@pse.com"](#); ["kdkistler@bpa.gov"](#); ["klarned@fs.fed.us"](#); ["Jacob.Prilucik@wsdot.wa.gov"](#); ["SCPlanning@wsdot.wa.gov"](#); ["PlattsT@wsdot.wa.gov"](#); ["ken.graham@parks.wa.gov"](#)
Cc: [Jeremy Johnston](#); [Kelly Bacon \(CD\)](#); [Rachael Stevie \(CD\)](#); [aaron@centralpavingllc.com](#); [Jeff Greear](#); [jslothower@lwhsd.com](#)
Subject: RZ-22-00001 & CP-22-00001 Thorp Landing - Notice of Application
Date: Thursday, August 11, 2022 8:00:22 AM
Attachments: [RZ-22-00002_CP-22-00002 Thorp Landing NOA.pdf](#)

Good morning,

CDS is requesting comments on the following Rezone and Comprehensive Plan Amendment Applications: RZ/CP-22-00002 Thorp Landing. Links to the file materials can be found below. I have attached the Notice of Application to this e-mail. **The comment period will end on Monday September 12, 2022 at 5p (PDT). CDS will assume your agency does not wish to provide comment if not received by this date.**

Please let us know if you have issues accessing the materials.

Internal Link: [RZ-22-00002 Thorp Landing](#) (Please know the master file is bookmarked with all materials)

External Link: [RZ-22-00002 Thorp Landing](#)

If the links above do not work, please go to the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to "Rezones" and then the Project File Number "RZ-22-00002 Thorp Landing".

Jeremiah Cromie
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