



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 SEPA Action

NOTIFICATION MAIL DATE: September 8, 2022

I certify that the following documentation:

- Notice of SEPA Action 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 8th day of September 2022





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

My appointment expires: 12-23-25



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Office (509) 962-7506

“Building Partnerships – Building Communities”

NOTICE OF SEPA ACTION

To: Applicable Agencies
Applicant
Adjacent Owners

From: Jeremiah Cromie, Planner II

Date: September 8, 2022

Subject: RZ-22-00002 & CP-22-00002 Thorp Landing – SEPA DNS

NOTICE IS HEREBY given that pursuant to RCW 43.21C and WAC-197-340(2), Kittitas County Community Development Services did on September 8, 2022, make a Determination of Non-Significance (DNS) for the Thorp Landing Non-Project Specific Rezone & Comprehensive Plan Amendment (RZ-22-00002 & CP-22-00002). This rezone and comprehensive plan proposal is to change a 72.78-acres of property currently zoned Agriculture 20 to Agriculture 5 and Comprehensive Plan Map 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. The location is tax parcels 443233, 493233, 19590, 19591, 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.

The lead agency for this proposal has determined that the proposal will not have a probable significant adverse impact on the environment. This decision was made after review of a SEPA environmental checklist and other information on file with the lead agency. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. A copy of this threshold determination is available to the public upon request at Community Development Services: 411 N Ruby St. Suite 2 Ellensburg, WA 98926, or can be viewed on the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> under “Rezones”, then “RZ-22-00002 Thorp Landing.”

Written comments from the public regarding the threshold determination may be submitted to the Kittitas County Community Development Services at no later than **September 22, 2022 at 5:00pm (PDT)**, after which the lead agency will then: retain, modify, or withdraw the decision pursuant to 43.21C RCW (State Environmental Policy Act) and WAC 197-11-340(2).

Direct questions regarding this proposal to:

Jeremiah Cromie
411 N. Ruby St. Suite 2
Ellensburg, WA. 98926
509-962-7506
jeremiah.cromie@co.kittitas.wa.us

SHANNON, RANDELL & TRESA JANE PO BOX 106 THORP, WA 98946-0106	THOMPSON, PAULA J PO BOX 205 THORP, WA 98946	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	RODRIQUEZ, NATHANAEL 9201 N THORP HWY THORP, WA 98946-9401
GIBSON, ELWIN F & PATRICIA J PO BOX 227 THORP, WA 98946-0227	FUDACZ BROS PARTNERSHIP 1309 E 1ST CLE ELUM, WA 98922	CUMMINGS, JEFFREY PO BOX 162 THORP, WA 98946-0162
GEORGE, CRAIG A & MELANIE 322 E TANEUM RD THORP, WA 98946-9517	THORP LANDING LLC 1401 W DOLARWAY RD STE 301 ELLENSBURG, WA 98926-9823	RIVERA, ROBERTO & KIMBERLY E PO BOX 17 THORP, WA 98946-0017
FUDACZ, DAVID W ETUX PO BOX 24 THORP, WA 98946	GANSEREIT, DANIEL B & CRYSTAL D 100 E 3RD AVE UNIT 1076 ELLENSBURG, WA 98926-7701	ROGERS, MICHELLE G & BRIAN 2014 W DRY CREEK RD ELLENSBURG, WA 98926-9454
MURATORE, DAVID & KATRINA 9461 N THORP HWY THORP, WA 98946-9543	BUGNI, PETE & GLORIA 361 CEDAR COVE RD ELLENSBURG, WA 98926-9708	STATE OF WASH (DOT) 2809 RUDKIN RD UNION GAP, WA 98903-1648
BOITANO, JOHNNY & ERINN M 681 GOODWIN RD THORP, WA 98946-9400	SOLANO, ROMEO S 520 THORP DEPOT RD THORP, WA 98946-9540	GIBSON, VICTOR & SHEILA 44203 228TH AVE SE ENUMCLAW, WA 98022-7455
MORSE, JOHN C ETUX PO BOX 142 THORP, WA 98946	WEST SIDE IRRIGATING CO 208 W 9TH SUITE 5 ELLENSBURG, WA 98926	

BUREAU OF LAND MANAGEMENT
915 N. WALLA WALLA
WENATCHEE WA 98801
(mailed)

Kittitas County Sheriff's Dept.
kim.dawson@co.kittitas.wa.us

Kittitas County Board of County
Commissioners
julie.kjorsvik@co.kittitas.wa.us

Kittitas County Code Enforcement
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Kittitas County Environmental Health
PublicHealthInspectors@co.kittitas.wa.us

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patti.stacey@co.kittitas.wa.us

Kittitas County Public Works
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Daily Record
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legals@kvnews.com

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Bureau of Reclamation
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Yakima, WA 98901

Yakima Training Center
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Northwest Training Range Complex
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Robert.d.bright10.civ@army.mil

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Christine.garcia@co.kittitas.wa.us

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dahp@snoqualmietribe.us
adam@snoqualmietribe.us

Colville Tribe
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Aren.Orsen.HSY@colvilletribes.com
sam.rushing@colvilletribes.com

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Bonneville Power Administration
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Puget Sound Energy
Brian.ingalls@pse.com

Forest Service
klarned@fs.fed.us

Washington State DOT
Jacob.Prilucik@wsdot.wa.gov
SCPlanning@wsdot.wa.gov
PlattsT@wsdot.wa.gov

Washington State Parks
ken.graham@parks.wa.gov
PO Box 42650
Olympia, WA 98504-2650

Kittitas Valley Healthcare
Attn: CEO
603 S. Chestnut Street
Ellensburg, WA 98926
(mailed)

Westside Canal
westsideirrigationco@gmail.com

Thorp School District 400
perkinsa@thorpschools.org

KCFD #1
PO Box 34
Thorp, WA 98946

From: Megan Breckenridge <mbreckenridge@kvnews.com>
Sent: Friday, September 2, 2022 11:34 AM
To: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Subject: Ad: 279470 / Re: RZ-22-00002_CP-22-00002 Thorp Landing (Publishing) - Notice of SEPA Action (Original DNS)

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.

Email 4 of 7:

Hi Jeremiah,

Here is the fourth legal proof scheduled to run on September 8 and 15.

Thank you!

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, September 2, 2022 10:42 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>
Subject: RZ-22-00002_CP-22-00002 Thorp Landing (Publishing) - Notice of SEPA Action (Original DNS)

CAUTION, this email originated from outside the organization.

Good morning,

Please publish the attached legal as follows in your papers:

Daily Record: September 8 and September 15

NKCT: September 8th

Let me know if there are any questions or issues.

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

**Notice of SEPA Action
Thorp Landing Non-Project Rezone
& Comprehensive Plan Amendment
(RZ-22-00002 & CP-22-00002)**

Notice is hereby given that pursuant to RCW 43.21C and WAC-197-340(2), Kittitas County Community Development Services did on September 8, 2022, make a Determination of Non-Significance (DNS) for the Thorp Landing Non-Project Specific Rezone & Comprehensive Plan Amendment (RZ-22-00002 & CP-22-00002). This rezone and comprehensive plan proposal is to change a 72.78-acres of property currently zoned Agriculture 20 to Agriculture 5 and Comprehensive Plan Map 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. The location is tax parcels 443233, 493233, 19590, 19591, 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.

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Written comments from the public regarding the threshold determination may be submitted to the Kittitas County Community Development Services no later than **September 22, 2022 at 5:00pm (PDT)**, after which the lead agency will then: retain, modify, or withdraw the decision pursuant to 43.21C RCW (State Environmental Policy Act) and WAC 197-11-340(2).

Designated Staff Contact: Jeremiah Cromie, Planner II: 509-962-7046, email at jeremiah.cromie@co.kittitas.wa.us

Dated: September 8, 2022

PUBLISH: Northern Kittitas County Tribune: September 8, 2022

PUBLISH: Daily Record: September 8 & 15, 2022 /
LEGAL #: 279470

From: [Megan Breckenridge](#)
To: [Jeremiah Cromie](#)
Subject: Re: 279470 / Re: RZ-22-00002_CP-22-00002 Thorp Landing (Publishing) - Notice of SEPA Action (Original DNS)
Date: Friday, September 2, 2022 3:39:13 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.

4/7:

Thanks for this as well!

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, September 2, 2022 3:37 PM
To: Megan Breckenridge <mbreckenridge@kvnews.com>
Subject: RE: 279470 / Re: RZ-22-00002_CP-22-00002 Thorp Landing (Publishing) - Notice of SEPA Action (Original DNS)

CAUTION, this email originated from outside the organization.

Megan,

This looks fine 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: [Jeremiah Cromie](#)
To: [Kim Dawson](#); ["long@kittcom.org"](#); [Julie Kjorsvik](#); [Toni Berkshire](#); [PublicHealth Inspectors](#); [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"](#); ["mati@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"](#); ["iorgenja@cwu.edu"](#); ["nelmsk@cwu.edu"](#); [Jeremy Larson](#); [Steph Mifflin](#); ["russell.mau@doh.wa.gov"](#); ["rivers@dnr.wa.gov"](#); ["brenda.young@dnr.wa.gov"](#); ["luke.warthen@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.i.knaub@usace.army.mil"](#); ["lhendrix@usbr.gov"](#); ["mark.a.gradwohl.civ@mail.mil"](#); ["Kimberly.peacher@navy.mil"](#); ["Robert.d.bright10.civ@army.mil"](#); [Haley Mercer](#); [Christy Garcia](#); ["steve@snoqualmietribe.us"](#); ["dahp@snoqualmietribe.us"](#); ["adam@snoqualmietribe.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"](#); ["westsideirrigationco@gmail.com"](#); ["1riegelfarm@gmail.com"](#); ["perkinsa@thorpschools.org"](#)
Cc: [Kelly Bacon \(CD\)](#); [Dan Carlson](#); [aaron@centralpavingllc.com](#); ["Jeff Slothower"](#)
Subject: RZ-22-00002 & CP-22-00002 Thorp Landing - Notice of SEPA Action
Date: Thursday, September 8, 2022 9:46:29 AM
Attachments: [RZ-22-00002_Thorp_Landing_Original_Notice_of_SEPA_DNS_Action_Memo.pdf](#)
[RZ-22-00002_CP-22-00002_Thorp_Landing_SEPA_DNS.pdf](#)
[CP-22-00002_Thorp_Landing_SEPA_Checklist.pdf](#)

Good morning,

Attached to this email you will find:

- Notice of SEPA Action
- SEPA Determination of Non-significance (DNS), and
- SEPA Checklist

Written comments from the public regarding the threshold determination may be submitted to the Kittitas County Community Development Services at no later than **September 22, 2022 at 5:00pm (PDT)**, after which the lead agency will then: retain, modify, or withdraw the decision pursuant to 43.21C RCW (State Environmental Policy Act) and WAC 197-11-340(2).

Please contact me directly if you have any questions.

Thank you,

Jeremiah Cromie
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Kittitas County
Community Development Services
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Office: 509-962-7046
jeremiah.cromie@co.kittitas.wa.us