



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

## Affidavit of Mailing & Publication

PROPOSAL NAME: Suncadia Phase 2 Division 7 Preliminary Long Plat (LP-22-00001)

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: January 10, 2022

I certify that the following documentation:

- Notice of Application: Suncadia Phase 2 Division 7 Preliminary Long Plat

has been mailed 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.

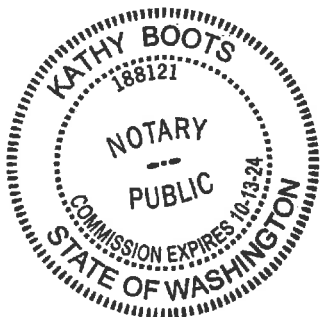
Signature

Kelly Bacon  
Planner I  
County of Kittitas  
State of Washington

Subscribed and sworn to before me this 10th day of January, 2022

Kathy Boots  
Notary Public for the State of Washington residing  
in Ellensburg.

My appointment expires: 10-13-2024





# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

[cds@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us)

Office 509-962-7506

Building Partnerships - Building Communities

## NOTICE OF APPLICATION

**Notice of Application:** Thursday, February 10, 2022  
**Application Received:** Wednesday, January 26, 2022  
**Application Complete:** Wednesday, February 2, 2022

**Project File Number (s):** LP-22-00001  
**Project Name:** Suncadia Phase 2 Divisions 7  
**Authorized Agent:** Steven Lathrop, LWHSD

**Location:** SEC. 13, TWP. 20, RGE. 14; Parcel Numbers 11827, 16199, 951842, 951857, 951858, 951859, Assessor's Map numbers 20-14-13000-0001, 20-14-13000-0007, 20-14-13050-0082, 20-14-13050-0097, 20-14-13050-0098, 20-14-13050-0099.

**Proposal:** Steven Lathrop, authorized agent for New Suncadia, LLC, landowner, submitted an application for a 148 detached residential lot (primarily second or vacation homes) plat with associated Roadways, a lake amenity, open space and service tracts on approximately 368.7 acres of land that is zoned Master Planned Resort. The proposed lots range in size from 14,200 to 62,000 square feet. In conjunction with this preliminary plat application, a site development plan was submitted for Suncadia Phase 2 Division 7.

**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 <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigating to "Long Plats" then the "Project File Number" as indicated in this notice. Phone: (509) 962-7506

**Written Comments** on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Monday, February 28, 2022**. Any person has the right to comment on the application and request a copy of the decision once made.

**Environmental Review:** Kittitas County finds this proposal to be consistent with the Final Environmental Impact Statement (FEIS) issued by Kittitas County in April 2000 and the EIS Addendum issued in June 2000; therefore, no additional SEPA review is required. This proposal is part of a Planned Action and is consistent with the provisions of Ordinance 2000-17 and the Suncadia Conceptual Master Plan.

**Public Hearing:** An open record hearing will be scheduled before the Kittitas County Board of County Commissioners on April 19, 2022 at 2:00 pm in the Commissioner's Auditorium 205 W 5<sup>th</sup> Ave. Rm. 109, Ellensburg, WA 98926. This hearing shall be open to all members of the public; testimony will be taken, and written comments may be submitted. Interested parties are encouraged to confirm proceedings prior to the hearing date.

**Required Permits:** Preliminary and Final Plat approval, Site Development Plan approval, and building permits

**Designated Permit Coordinator (staff contact):** Kelly Bacon, Staff Planner: (509) 962-7539; email at [kelly.bacon.cd@co.kittitas.wa.us](mailto:kelly.bacon.cd@co.kittitas.wa.us)

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Notice of Application:	Thursday, February 10, 2022
Application Received:	Wednesday, January 26, 2022
Application Complete:	Wednesday, February 2, 2022

Publish NKC Tribune: Thursday, February 10, 2022, and Thursday, February 17, 2022

**From:** [Kelly Bacon \(CD\)](#)  
**To:** [tribune@nkctribune.com](mailto:tribune@nkctribune.com)  
**Subject:** (Publishing) Notice of Application - LP-22-00001 Suncadia Phase 2 Division 7  
**Date:** Friday, February 4, 2022 9:48:37 AM  
**Attachments:** [LP-22-00001\\_Suncadia\\_Ph 2 Div 7 - NOA Legal.docx](#)  
[LP-22-00001\\_Suncadia\\_Ph 2 Div 7 - NOA Legal.pdf](#)

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Good morning,

Please publish the attached as requested.

Thank you, have a wonderful weekend.

**Kelly Bacon**

**Planner I**

**Kittitas County Community Development Services**

411 N. Ruby Street, Ste 2

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[planner@ci.roslyn.wa.us](mailto:planner@ci.roslyn.wa.us)  
[publicworks@ci.roslyn.wa.us](mailto:publicworks@ci.roslyn.wa.us)

Cle Elum- Roslyn School District 404  
[montgomeryr@cersd.org](mailto:montgomeryr@cersd.org)

Fire District #7  
Attn: Fire Chief  
31 Firehouse Road  
Cle Elum, WA 98922  
[office@kcf7.com](mailto:office@kcf7.com)

Projects in Shoreline Jurisdiction – YN

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Bonneville Power Administration

[kdkistler@bpa.gov](mailto:kdkistler@bpa.gov)

Washington State Parks

[ken.graham@parks.wa.gov](mailto:ken.graham@parks.wa.gov)  
PO Box 42650  
Olympia, WA 98504-2650

Kittitas Valley Healthcare

Attn: CEO  
603 S. Chestnut Street  
Ellensburg, WA 98926

Forest Service

[klarned@fs.fed.us](mailto:klarned@fs.fed.us)

BUREAU OF LAND

MANAGEMENT  
915 N. WALLA WALLA  
WENATCHEE WA 98801

Owner	Address2	City t2_State Zip
SUNCADIA RESIDENTIAL OWNERS ASSOCIATION	PO BOX 944	ROSLYN, WA 98941-0944
FULLER, GLENN G & COLLEEN O	25441 SE 275TH PL	MAPLE VALLEY, WA 98038-2037
CLARKE, JORDAN & COURTNEY	14802 SE 139TH CT	RENTON, WA 98059-6739
MAY, DAVID ETUX	11251 28TH AVE SW	SEATTLE, WA 98101
SEFAIR, JOSEPH &	1402 229TH AVE NE	SAMMAMISH, WA 98074
CRAWFORD, WILLIAM E	8212 MERIDIAN AVE N	SEATTLE, WA 98103
SUNCADIA RESORT LLC	11777 SAN VICENTE BLVD STE 900	LOS ANGELES, CA 90049-5084
SWIFTWATER CUSTOM HOMES LLC	411 SWIFTWATER BLVD STE 115	CLE ELUM, WA 98922
LASS, STEVE & PAMELA	18936 84TH PL NE	BOTHELL, WA 98011-3345
GOETZ, RICK & SHANNON	18210 104TH ST E	BONNEY LAKE, WA 98391-5106
RASMUSSEN REV LIVING TRUST	4013 N WHITMAN ST	TACOMA, WA 98407-1107
WESTRA, ANDREW G & JAN A	PO BOX 1423	RONALD, WA 98940-1423
GALLANAR, MATTHEW N	PO BOX 379	PRESTON, WA 98050-0379
ALTEIO, JOHN C & LISA C	1604 98TH AVE NE	BELLEVUE, WA 98004-3412
MCCALLISTER, WREN V & ERIKA L	18019 ANDOVER ST	EDMONDS, WA 98026-5426
REYNOLDS, DON	20111 DAYTON AVE N	SEATTLE, WA 98133-3022
CRYSTAL, LAURA ROSE & DANIEL	3727 38TH AVE SW	SEATTLE, WA 98126-2407
FLUHRER FAMILY FARMS LLC	3645 DENSMORE AVE N	SEATTLE, WA 98103-8233
CAMPBELL, MICHAEL & SHELLEY	3730 SWIFTWATER DR	CLE ELUM, WA 98922-1161
CONNELL, SCOTT & JENNIFER	8058 19TH AVE NW	SEATTLE, WA 98117-4333
SCHULLER, THERESA	5224 COPPERMILL CT NE	OLYMPIA, WA 98516-6316
PHILPOT, JERRY S ETUX	910 269TH AVE SE	SAMMAMISH, WA 98075
ASHER, TYLER & KATY	604 12TH AVE	KIRKLAND, WA 98033-5114
PECCIA, FRANK PAUL & DIANA LEE	100 WHITE PINE DR # 1514	RONALD, WA 98940
KLAIF, JENNIFER A	1227 NE 97TH ST	SEATTLE, WA 98115
STANOFF, MATT & ASTRID	5273 140TH AVE NE	BELLEVUE, WA 98005-1024
GORDON FAMILY LLC	6926 CURTIS DRIVE SE	SNOQUALMIE, WA 98065-9073
GWERDER, LAURIE	19525 SE 384TH	AUBURN, WA 98092
SHAW, JOHN R & KATHERINE A	4432 191ST PL SE	ISSAQUAH, WA 98027-9709
SCHIFF, JILL	24207 NE 22ND ST	SAMMAMISH, WA 98074-3523
MILLER, BENJAMIN P & HAILEY	43724 SE 149TH ST	NORTH BEND, WA 98045-9322
4041 SWIFTWATER LLC	19115 NE 64TH WAY	REDMOND, WA 98052-0548
4611 SWIFTWATER LLC	2020 A ST SE STE 101	AUBURN, WA 98002-6807
MHYRE, STEWART K & JENNEEN L	PO BOX 541	RONALD, WA 98940-0442
VASILATOS, THOMAS S & MARLA J	19625 93RD PL NE	BOTHELL, WA 98011-2380
SCHOLES, JONATHAN D	737 OLIVE WAY APT 3002	SEATTLE, WA 98101-1999
PADILLA, EDUARDO ALEXANDER MARQUEZ	3055 NW 67TH ST	SEATTLE, WA 98117
OLARU, LIVIU DANIEL & SANDA ALINA	8667 233RD PL NE	REDMOND, WA 98053-1973
DOLAK, MARCEL I & KAITLIN A	1601 2ND ST	KIRKLAND, WA 98033-4910
DUFF, BRUCE F & ROBERTA D	590 NW DATEWOOD DR	ISSAQUAH, WA 98027-2625
CROWLEY, JOHN J JR & CATHERINE A	PO BOX 785	CLE ELUM, WA 98922-0785
SKUTT, KENNETH D & GRACELYN K	18510 OLYMPIC VIEW DR	EDMONDS, WA 98020-2349
EVERGREEN VALLEY SEWER SYSTEM INC	PO BOX 808	CLE ELUM, WA 98922-0808
COLDIRON, PAUL & LACY	6313 116TH STREET CT E	PUYALLUP, WA 98373-4381
LOCKETT-STEVENSON, DEBORAH	3226 106TH AVE SE	BELLEVUE, WA 98004-7427
MCINTOSH, PETER	2436 28TH PL NE	ISSAQUAH, WA 98029-9204

KLIMECK, BRIAN F	2264 SAN FELIPE	LAS CRUCES, NM 88011
GRIGG, ELIOT & MARTINIQUE	6850 51ST AVE NE	SEATTLE, WA 98115-7743
MALPASS, JEFFEREY & ANGELA	PO BOX 1292	CLE ELUM, WA 98922-2292
SUNCADIA COMMUNITY COUNCIL	PO BOX 944	ROSLYN, WA 98941-0944
FELDBERG, ALAN I	1317 SUNSET AVE SW	SEATTLE, WA 98116-1644
GREEN, LEVI	10116 COACHMAN LN SE	OLYMPIA, WA 98501-9731
PESSOA, CARLOS & DEBORAH A	131 STEELHEAD CT	CLE ELUM, WA 98922-6023
SHAMP, JASON & SUSAN	2931 277TH TER SE	SAMMAMISH, WA 98075-4124
TAMARACK FAMILY PARTNERS LLC	3123 158TH STREET CT E	TACOMA, WA 98446-1488
WOLF, CASEY & CINDIE	PO BOX 1185	MAPLE VALLEY, WA 98038-1185
NORWOOD, SANDRE & STEPHANIE	5780 EL DORADO LN #302	DUBLIN, CA 94568
GEHRING, ERINA L	9943 229TH LN NE	REDMOND, WA 98053-1944
BUKSHTEYN, I IYA	739 20TH AVE W	KIRKLAND, WA 98033-4815
GROSS, RAYMOND & BERNADETTE	7800 NE 124TH ST	KIRKLAND, WA 98034
EWING, DAVID W	PO BOX 268	RONALD, WA 98940-0268
HIGGINS, TIFFANY A & TANNER B	263 BLACK NUGGET LN	CLE ELUM, WA 98922-3246
PETTIT, TERRANCE & LINDA	18445 LAKE FRANCIS RD SE	MAPLE VALLEY, WA 98038-6318
JENSEN, BRAD	PO BOX 276	RONALD, WA 98940-0276
ZEFKELES, ERIN FRANCES & MICHAEL EVANS	31700 SE ISSAQUAH FALL CITY RD	FALL CITY, WA 98024-6611
SPINHARNEY, SCOTT & COLLEEN	201 41ST AVE NE	OLYMPIA, WA 98506
SMITH, JODY L &	7537 146TH AVE NE	REDMOND, WA 98052
WHITEHEAD, DANA L WHITEHEAD RESIDUARY	10420 OLD PLANTATION DR	EVANSVILLE, IN 47725-7136
JORGENSEN, CYNTHIA	2600 153RD AVE SE	BELLEVUE, WA 98007-6514
INABA, STEVEN & LISA	5609 ORCA DR NE	TACOMA, WA 98422-1983
HUTCHINSON, THOMAS W & SUSANNE M	14735 SE 56TH ST	BELLEVUE, WA 98006-4391
BURROWS, JEFF & ADRIANNA	9420 NE 31ST ST	CLYDE HILL, WA 98004-1755
EGGERS, MICHAEL & VALERIE	3241 106TH AVE SE	BELLEVUE, WA 98004-7428
WAHL, TANYA & GORDON	826 101ST AVE SE	BELLEVUE, WA 98004-6762
CANNING, CHRIS & LINDSAY	612 25TH AVE E	SEATTLE, WA 98112-4720
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BOETTCHER, SHANEN J &	8457 NE 7TH ST	MEDINA, WA 98039-4804
GOODMAN REVOCABLE LIVING TRUST	2020 79TH AVE NE	MEDINA, WA 98039-2319
HESS, KARL ETUX	603 22ND AVE COURT SE	PUYALLUP, WA 98372
STEPAN, DONALD & AMY	1624 28TH AVE NE	ISSAQUAH, WA 98029-7361
HARMEYER, JAY	600 STEWART ST STE 1350	SEATTLE, WA 98101-1298
CAMPBELL, MICHAEL J & SHELLEY J	3730 SWIFTWATER DR	CLE ELUM, WA 98922-1161
BARKER, BENJAMIN & KATHERINE	182 LEE STREET	SEATTLE, WA 98109-3103
J O PROPERTIES LLC	35544 SE 42ND ST	FALL CITY, WA 98024-8506
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ASTRACHAN, IRA & ALIZA	351 BIG ROCK LN	CLE ELUM, WA 98922-5601
SMITH, BRADLEY J & JAIME A	3200 BRANDY WINE WAY	BELLINGHAM, WA 98226-3879
JADERLUND, DAVID & MICHELE	1350 SAGE RD	EPHRATA, WA 98823-2298
TODARO, ANTHONY & KIM	5107 1ST AVE NW	SEATTLE, WA 98107-3433



AMIDON, THOMAS M	PO BOX 123	MEDINA, WA 98039
FRANCIS, MATT	3655 NE 73RD ST	SEATTLE, WA 98115-5980
WHITE, BRAD & ANA	1407 177TH AVE NE	BELLEVUE, WA 98008-3209
EVERT, TOM ETUX	347 4TH AVE S	KIRKLAND, WA 98033-6612
231 KOKANEE LOOP LLC	231 KOKANEE LOOP	CLE ELUM, WA 98922
WALLACE, RHEA & JANET S	2438 NW BLUE RIDGE DR	SEATTLE, WA 98177-5432
SAUTER, JASON	548 HIGHWAY 603	CHEHALIS, WA 98532-9034
PERKINS, KATHLEEN DONAHOE & DWIGHT EDV	1209 39TH AVE E	SEATTLE, WA 98112-4403
SMITH, BRYAN J & CHRISTY B	5615 245TH AVE NE	REDMOND, WA 98053-2566
JENKINS, JAMES & SHARI	22105 52ND AVE SE	BOTHELL, WA 98021-8072
CLOS, WILLIAM & JAMIE	PO BOX 1397	RONALD, WA 98940-1397
SCOTT D & MARY M GRIFFIN TRUST	PO BOX 779	FOX ISLAND, WA 98333-0779
BOEH, KEVIN K & KIM B	21107 NE 130TH CT	WOODINVILLE, WA 98077-5680
WALLACE, JANET SEDLOCK WALLACE GST EXEM	2438 NW BLUE RIDGE DR	SEATTLE, WA 98177-5432
WYMAN, TERRY & CHERYL	170 RINKY DINK LN	CLE ELUM, WA 98922
SHEPARD, BRADLEY LEON & MICHELLE	4502 SW SEATTLE ST	SEATTLE, WA 98116-1640
DURKEE, NATHANIAL & SARA	16205 104TH AVE NE	BOTHELL, WA 98011-4015
SWWIG LLC	8220 NE 117TH ST	KIRKLAND, WA 98034-5820
HORAN, WALTER F & JEAN M	87 DUSTY LANE	MALAGA, WA 98828
PERUGINI, JOHN M & JOAN M	PO BOX 1109	ROSLYN, WA 98941-0014
KLIMECK, BRIAN F	2264 SAN FELIPE	LAS CRUCES, NM 88011-9058
DAVIS, CHARLES W & JULIE A	16616 72ND AVE W	EDMONDS, WA 98026-5100
LEISCHNER, ROGER SCOTT & RAMONA MAY	2650 S PARK DRIVE	BELLINGHAM, WA 98225
GALEN CLARKE SMITH & HOLLIE DAWN SMITH,	3065 NE HARRISON DR	ISSAQUAH, WA 98029-3694

## Kelly Bacon (CD)

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**From:** Kelly Bacon (CD)  
**Sent:** Thursday, February 10, 2022 10:05 AM  
**To:** Ryan McAllister; Kim Dawson; George Long; Julie Kjorsvik; Toni Berkshire; Jesse Cox; Holly Erdman; Lisa Lawrence; Patti Stacey; Candie Leader; Ken Grannan; Yakama Nation - Environmental Review; 'Corrine Camuso'; Jessica Lally; Noah Oliver; casey\_barney@yakama.com; 'kozj@yakamafish-nsn.gov'; 'Jim Matthews'; 'barh@yakamafish-nsn.gov'; SEPA Register; DOE - gcle; DOE - lowh; 'FormerOrchards@ecy.wa.gov'; 'wendy.neet@ecy.wa.gov'; WDFW - Scott Downes; WDFW - Jennifer Nelson; WDFW - Elizabeth Torrey; WS DAHP; James E Brooks Library - Jorgenja; James E Brooks Library - Nelmsk; Jeremy Larson; Steph Mifflin; WA State Department of Health - Russell; 'brietta.carter@doh.wa.gov'; 'rivers@dnr.wa.gov'; Early, Shane (DNR); 'sepacenter@dnr.wa.gov'; KELLER, ERIC (DNR); MAUNEY, MARTY (DNR); Allison Kimball (brooksideconsulting@gmail.com); (tribune@nkctribune.com); 'terry@nkctribune.com'; Megan Woodruff; mbreckenridge@kvnews.com; 'legals@kvnews.com'; 'deborah.j.knaub@usace.army.mil'; 'Kimberly.peacher@navy.mil'; robert.d.bright10.civ@army.mil; Haley Mercer; Christy Garcia; mengelhart@cleelum.gov; kswanson@cleelum.gov; mhayes@cleelum.gov; vamick@cleelum.gov; planning@cleelum.gov; Guy Moura (HSY); 'steve@snoqualmtribe.us'; WS DAHP; 'Aren Orsen (HSY)'; 'sam.rushing@colvilletribes.com'; matt.boast@kittitaspud.com; 'kdkistler@bpa.gov'; 'klarned@fs.fed.us'; 'scplanning@wsdot.wa.gov'; 'ken.graham@parks.wa.gov'  
**Cc:** Jeremy Johnston; Jeremiah Cromie; Rachael Stevie (CD)  
**Subject:** LP-22-00001 Suncadia Phase 2 Division 7 - Notice of Application  
**Attachments:** LP-22-00001 Suncadia Ph 2 Div 7 - NOA.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good morning,

CDS is requesting comment on the following Long Plat application LP-22-00001 Suncadia Dive 2 Phase 7. Links to the file materials can be found below. The comment period will end Monday, February 28, 2022. CDS will assume your agency does not wish to provide comment if not received by this date. Please let me know if you have any issues accessing the materials.

A SEPA checklist is included in the application data. The application is being processed in accordance with the Suncadia Development Agreement and the Final Environmental Impact Statement (FEIS) issued in April 2000 and the EIS Addendum issued in June 2000, no additional SEPA review is required.

[LP-22-00001 Suncadia Ph 2 Div 7 Internal](#)

[LP-22-00001 Suncadia Phase 2 Div 7 External](#)

If the above links do not work, please go to the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to "Large Lots" and then the Project File Number "LP-22-00001 Suncadia Phase 2 Div 7".

Thank you,

**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](mailto:Kelly.bacon.cd@co.kittitas.wa.us)