

## Bradley Gasawski

---

**From:** kcfd1@fairpoint.net  
**Sent:** Thursday, September 3, 2026 3:12 PM  
**To:** Bradley Gasawski  
**Cc:** Dan Young  
**Subject:** RE: SP-26-00008 Thorp Landing - 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.

Good afternoon.

Kittitas County Fire District 1 has followed the Thorp landing Lane development since the purchase from the Hutchinson Family and the beginning of actual development. From the beginning, our concern has been a development being built in modern-day Kittitas County, without Fire Flow (Hydrants). It was determined initially that the old development rules from when it was platted (20+ years ago) would be used, thus not requiring a hydrant system. It was also determined that the size of the development didn't meet the requirement for a Class A hydrant system. We stated then and I will re-iterate now, our fear of what was going to happen, is now happening. Parcels one or two at a time, being short platted and split, making what was going to be a 17 home development, potentially 30+ and no fire flow. It is concerning that after all of the County's talks about not wanting to make the same mistakes that have been made the last 20 years, i.e., no hydrants, poor and dangerous access, no secondary egress, etc. it is still going to allow that to happen. For the Safety of the residents that will eventually live in this development and the safety of our firefighters, Kittitas County Fire District 1 requests a Class A water system with NFPA rated fire hydrants be required for this development that is obviously going to be bigger than the original plan. We also, pending the Fire Marshal's review, would like the access reviewed to make sure it is adequate. It won't be fair to house number 31 to bear all of the responsibility to add a 2<sup>nd</sup> egress and bring the road up to a higher standard when the obvious intent is to upsize the development.

Sincerely,



**Brandon Schmidt**  
Chief

---

**From:** Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>

**Sent:** Thursday, September 3, 2026 8:53 AM

**To:** Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Rebecca Cruse <rebecca.cruse.pw@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; matt.boast@kittitaspud.com; kyle.bennett@kittitaspud.com; THastings@snoqualmtribe.us; sepa@dahp.wa.gov; enviroreview@yakama.com; jessica\_lally@yakama.com; kozj@yakamafish-nsn.gov; batt@yakamafish-nsn.gov; sam.rushing@colvilletribes.com; jordan.bovee.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; karen.capuder.adm@colvilletribes.com; kiana.sam.adm@colvilletribes.com; amelia.stanger.hsy@colvilletribes.com; steve@snoqualmtribe.us; dahp@snoqualmtribe.us; adam@snoqualmtribe.us; russell.mau@doh.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; crosepa@ecy.wa.gov; rand461@ECY.WA.GOV; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Cassandra.Weekes@dfw.wa.gov; Emily.Grabowsky@dfw.wa.gov; Michael.Ritter@dfw.wa.gov; Michelle.Huppert@dfw.wa.gov; solarandwind@dfw.wa.gov; rivers@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; Amanda.Moody@dnr.wa.gov; jhoff@usbr.gov; ken.graham@parks.wa.gov; John.Ernster@parks.wa.gov; rachel.mazzacavallo@parks.wa.gov; SEPA@parks.wa.gov; kimberly.larned@usda.gov; Jenae.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOfcese@bpa.gov; jcmurray@bpa.gov; accastle@bpa.gov; vlconnell@bpa.gov; dxrodgers@bpa.gov; rightofway@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; terry@nkctribune.com; snutt@kvnews.com; legals@kvnews.com; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; westsideirrigationco@gmail.com; kcf1@fairpoint.net; perkinsa@thorpschools.org

**Cc:** Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>

**Subject:** SP-26-00008 Thorp Landing - Notice of Application

Good Morning,

CDS is requesting comment on the following Short Plat (SP) application: SP-26-00008 Thorp Landing. Links to the file materials can be found below. The comment period will end **September 18, 2026, at 5pm**. 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.

**Internal Link:** [SP-26-00008 Thorp Landing](#)

**External Link:** [SP-26-00008 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 “Short Plats – 2018 and Forward - Preliminary” and then the project file number “SP-26-00008 Thorp Landing”.

Best,  
Bradley

**Bradley Gasawski | Planner I**

Kittitas County Community Development Services | 411 N. Ruby St; Suite 2 | Ellensburg, WA 98926

Office: 509.962.7539

Email: [bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)

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

## Bradley Gasawski

---

**From:** Kyle Bennett <kyle.bennett@kittitaspud.com>  
**Sent:** Thursday, September 3, 2026 11:11 AM  
**To:** Bradley Gasawski  
**Cc:** matt.boast@kittitaspud.com  
**Subject:** RE: SP-26-00008 Thorp Landing - 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 Bradley,

The PUD has reviewed this application and location and we will not have any comments this time.

Sincerely,

**Kyle Bennett, P.E.**  
**Engineering Supervisor**  
**PUD #1 of Kittitas County**  
1400 Vantage Highway  
Ellensburg, WA 98926  
Phone: 509-260-2300 Ext 816  
Kyle.Bennett@Kittitaspud.com



---

**From:** Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>  
**Sent:** Thursday, September 3, 2026 8:53 AM  
**To:** Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Rebecca Cruse <rebecca.cruse.pw@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; Matt Boast <matt.boast@kittitaspud.com>; Kyle Bennett <kyle.bennett@kittitaspud.com>; THastings@snopass.org; sepa@dahp.wa.gov; enviroreview@yakama.com; jessica\_lally@yakama.com; kozj@yakamafish-nsn.gov; batt@yakamafish-nsn.gov; sam.rushing@colvilletribes.com; jordan.bovee.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; karen.capuder.adm@colvilletribes.com; kiana.sam.adm@colvilletribes.com; amelia.stanger.hsy@colvilletribes.com;

steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; russell.mau@doh.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; crosepa@ecy.wa.gov; rand461@ECY.WA.GOV; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Cassandra.Weekes@dfw.wa.gov; Emily.Grabowsky@dfw.wa.gov; Michael.Ritter@dfw.wa.gov; Michelle.Huppert@dfw.wa.gov; solarandwind@dfw.wa.gov; rivers@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; Amanda.Moody@dnr.wa.gov; jhoff@usbr.gov; ken.graham@parks.wa.gov; John.Ernster@parks.wa.gov; rachel.mazzacavallo@parks.wa.gov; SEPA@parks.wa.gov; kimberly.larned@usda.gov; Jenae.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; jcmurray@bpa.gov; accastle@bpa.gov; vlconnell@bpa.gov; dxrogers@bpa.gov; rightofway@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; terry@nkctribune.com; snutt@kvnews.com; legals@kvnews.com; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; westsideirrigationco@gmail.com; kcfd1@fairpoint.net; perkinsa@thorpschools.org

**Cc:** Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>

**Subject:** SP-26-00008 Thorp Landing - Notice of Application

Good Morning,

CDS is requesting comment on the following Short Plat (SP) application: SP-26-00008 Thorp Landing. Links to the file materials can be found below. The comment period will end **September 18, 2026, at 5pm**. 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.

**Internal Link:** [SP-26-00008 Thorp Landing](#)

**External Link:** [SP-26-00008 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 "Short Plats – 2018 and Forward - Preliminary" and then the project file number "SP-26-00008 Thorp Landing".

Best,  
Bradley

**Bradley Gasawski | Planner I**

Kittitas County Community Development Services | 411 N. Ruby St; Suite 2 | Ellensburg, WA 98926

Office: 509.962.7539

Email: [bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)

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

Confidentiality Notice: This e-mail message, including any attachments, is for the sole use of the intended recipient and may contain confidential and privileged information. Any unauthorized review, copy, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message. PUD #1 of Kittitas County is subject to the Washington Public Records Act, RCW 42.56. Therefore, this email, and its attachments if any, may be disclosed as a public record.

## Bradley Gasawski

---

**From:** Murray, Jamie C (BPA) - TERR-KALISPELL <jcmurray@bpa.gov>  
**Sent:** Thursday, September 10, 2026 11:01 AM  
**To:** Bradley Gasawski  
**Subject:** RE: SP-26-00008 Thorp Landing - 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.

BPA has reviewed the proposed plat and does not have any facilities within this area. BPA has no comments at this time.

Thank you for the opportunity to review.

Jamie C. Murray

**BONNEVILLE POWER ADMINISTRATION**

**DEPARTMENT OF ENERGY**

Realty Specialist | Real Property Field Services | TERR-Kalispell  
jcmurray@bpa.gov | 406-751-7820 office | 406-309-1398 cell

---

**From:** Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>

**Sent:** Thursday, September 3, 2026 9:53 AM

**To:** Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Rebecca Cruse <rebecca.cruse.pw@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; matt.boast@kittitaspud.com; kyle.bennett@kittitaspud.com; THastings@snopass.org; sepa@dahp.wa.gov; enviroreview@yakama.com; jessica\_lally@yakama.com; kozj@yakamafish-nsn.gov; batt@yakamafish-nsn.gov; sam.rushing@colvilletribes.com; jordan.bovee.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; karen.capuder.adm@colvilletribes.com; kiana.sam.adm@colvilletribes.com; amelia.stanger.hsy@colvilletribes.com; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; russell.mau@doh.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; crosepa@ecy.wa.gov; rand461@ECY.WA.GOV; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Cassandra.Weekes@dfw.wa.gov; Emily.Grabowsky@dfw.wa.gov; Michael.Ritter@dfw.wa.gov; Michelle.Huppert@dfw.wa.gov; solarandwind@dfw.wa.gov; rivers@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov;

MARTIN.MAUNEY@dnr.wa.gov; Amanda.Moody@dnr.wa.gov; jhoff@usbr.gov; ken.graham@parks.wa.gov; John.Ernster@parks.wa.gov; rachel.mazzacavallo@parks.wa.gov; SEPA@parks.wa.gov; kimberly.larned@usda.gov; Jenae.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; Murray,Jamie C (BPA) - TERR-KALISPELL <jcmurray@bpa.gov>; accastle@bpa.gov; Connell,Valorie L (BPA) - TERR-PASCO <vlconnell@bpa.gov>; Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodders@bpa.gov>; rightofway@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; terry@nkctribune.com; snutt@kvnews.com; legals@kvnews.com; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; westsideirrigationco@gmail.com; kcfd1@fairpoint.net; perkinsa@thorpschools.org  
**Cc:** Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>

**Subject:** SP-26-00008 Thorp Landing - Notice of Application

Good Morning,

CDS is requesting comment on the following Short Plat (SP) application: SP-26-00008 Thorp Landing. Links to the file materials can be found below. The comment period will end **September 18, 2026, at 5pm**. 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.

**Internal Link:** [SP-26-00008 Thorp Landing](#)

**External Link:** [SP-26-00008 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 "Short Plats – 2018 and Forward - Preliminary" and then the project file number "SP-26-00008 Thorp Landing".

Best,  
Bradley

**Bradley Gasawski | Planner I**

Kittitas County Community Development Services | 411 N. Ruby St; Suite 2 | Ellensburg, WA 98926

Office: 509.962.7539

Email: [bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)

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



*To Protect and Promote the Health and the Environment of the People of Kittitas County*

**To:** All Staff  
**From:** Environmental Health  
**Date:** 9/14/2026  
**Subject:** SP-26-00008 Thorp Landing

|                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Drinking Water</b> | <ul style="list-style-type: none"><li>• The application narrative states that proposed Lots 2A, 2B, 3A, and 3B will each be served by an individual well or shared well. However, the preliminary survey identifies the source of water as a Group B Water System. Please clarify the proposed water supply for each resulting lot.</li><li>• The existing Thorp Landing Group B water system was approved for six service connections. If the proposal is to remove the existing Lots 2 and 3 connections from the Group B system and provide separate individual or shared wells to the resulting lots, revised water-system documentation and approval may be required prior to approval of the short plat.</li><li>• Please provide a revised water plan identifying the proposed water source and service arrangement for Lots 2A, 2B, 3A, and 3B, including whether any of the existing Group B connections will be discontinued or relocated.</li></ul> |
| <b>Wastewater</b>     | <ul style="list-style-type: none"><li>• Soil logs must be completed for each proposed lot.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |





STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Central Region Office  
1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

September 17, 2026

Bradley Gasawski  
Kittitas County Community Development Services  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926

**RE: ECY 202603780; SP-26-00008**

Dear Bradley Gasawski:

Thank you for the opportunity to comment on the Notice of Application for the Thorp Landing Short Plat. We have reviewed the documents and have the following comments.

**Water Resources Program**

The Attorney General's Opinion (AGO 1997 No. 6) regarding the status of exempt ground water withdrawals, states that a group of wells drilled by the same person or group of persons, at or about the same time, in the same area for the same purpose or project should be considered a single withdrawal. It would also not be exempt from the permitting requirement contained in RCW 90.44.050, if the total amount withdrawn for domestic use exceeds 5,000 gallons per day or if a total of more than .5 acre of lawn and garden are irrigated. If you have any questions or would like to respond to these Water Resources comments, please contact Nathan Longoria at (509) 907-1752 or email at [nathan.longoria@ecy.wa.gov](mailto:nathan.longoria@ecy.wa.gov).

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Sincerely,

Kittitas County Community Development Services  
September 17, 2026  
Page 2 of 2

Amber Johnson  
SEPA Coordinator  
Central Region Office  
509-723-5677  
[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)



## KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Fire Marshal (509) 962-7000 Deputy Fire Marshal (509) 962-7657



---

September 18, 2026

Fire Marshal comments  
Thorp Landing  
SP-26-00008

Bradley Gasawski, Project Planner

This application was reviewed by Dan Young in the Fire Marshal's Office. Dan can be reached at (509) 962-7000 or e-mail at [Dan.young@co.kittitas.wa.us](mailto:Dan.young@co.kittitas.wa.us). Where there are difficulties in meeting these conditions or if additional information is required, contact Dan in the Fire Marshal's office immediately.

Building construction occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific requirements may be made at the time of building construction as a result of the permit review and approval process.

Fire flow in the amount of 1000 gallons per minute supplied at 20 psi for 60 minutes duration is required for this application. Prior to final approval submit proof from the water purveyor indicating that the required fire flow is available at the site. Water mains supplying fire flow and fire hydrants shall be installed, approved and operational prior to final plat approval.

Fire apparatus access is required for this application. The roadways and maneuvering areas as indicated in the application adequately provide required fire apparatus access. Provide fire apparatus access roads with an unobstructed width of not less than 20 feet, an unobstructed vertical clearance of not less than 13.5 feet, with an all-weather driving surface and capable of supporting the imposed loads of fire apparatus. Access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building.

Fire apparatus access is required for this application. The roadways and maneuvering areas as indicated in the application do not adequately provide required fire apparatus access. Provide fire apparatus access roads with an unobstructed width of not less than 20 feet, an unobstructed vertical clearance of not less than 13.5 feet, with an all-weather driving surface and capable of supporting the imposed loads of fire apparatus. Access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building.

Approved fire apparatus turnarounds are required for this project. The indicated provisions for turning around fire apparatus are not adequate. Provide an approved turnaround constructed in accordance with the International Fire Code Appendix D.

No gate may be installed across a required fire department access road or driveway without first obtaining a permit from the fire marshal's office. Inspection and testing of the gate will be required. Split gates with a divided entry and exit side will need 15 feet on either side for a total gate width of 30 feet.

Dan Young  
Fire Marshal

These comments are based on the information provided with the pre-application materials. Any revision to the proposal may change the Fire Marshal comments.



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** September 18, 2026  
**SUBJECT:** SP-26-00008 Thorp Landing

|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ACCESS</b>                     | <ol style="list-style-type: none"><li>1. An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way.</li><li>2. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain access.</li><li>3. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards and formally adopted by the Kittitas County Board of County Commissioners.</li><li>4. Private roads shall be inspected and certified by a licensed professional engineer for conformance with Kittitas County Road Standards, 2024 edition for roads serving 14-40 lots. Kittitas County Public Works shall require this road certification to be completed prior to final approval of the plat.</li></ol> <p>In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcel on this application. (RC)</p> <p>Of Note:<br/>Most current Private Road Certification for Thorp Landing Ln. describes "Roadway width: The constructed roadway width is minimum of 20 feet" and doesn't include if the road is already constructed to the requirements.</p> |
| <b>ENGINEERING</b>                | Except as exempted in KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>SURVEY</b>                     | Missing lot closures. Will wait for Final survey before reviewing. DF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>TRANSPORTATION CONCURRENCY</b> | Not applicable to this project as proposed. (RC)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

|                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>FLOOD</b>                              | Parcels 964023 and 964024 are not within a FEMA mapped special flood hazard area (1 % annual chance floodplain). A floodplain development permit is not required for the project. (SC)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>WATER<br/>MITIGATION/<br/>METERING</b> | <p>The following comments outline the requirements for legal availability of water and metering for the proposed short plat:</p> <p>The applicant must provide legal water availability for all new uses on the proposed lots of this project. Prior to final plat approval and recording, the following conditions shall be met:</p> <p>In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:</p> <ol style="list-style-type: none"><li>1. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;</li><li>2. An adequate water right for the proposed new use; or</li><li>3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.</li></ol> <p>All applicants for land divisions shall also submit information on "proximate parcels" held in "common ownership" as those terms are defined in WAC 173-539A-030 and otherwise demonstrate how the proposed new use will not violate RCW 90.44.050 as currently existing or hereafter amended.</p> <p>Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.</p> <p><b>Final Plat Notes</b></p> <p>The following notes shall be placed on the face of the plat:</p> <p>C-1 "Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations."</p> <p>C-2 "The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law."</p> <p>(SC)</p> |
| <b>AIRPORT</b>                            | No comments. (RC)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

Please contact Kittitas County Public Works (509) 962-7523 with any questions.