

Bradley Gasawski

From: Bradley Gasawski
Sent: Monday, August 31, 2026 4:21 PM
To: Joel Greear
Cc: Jamey Ayling; Ellie Myers; Aaron Greear; Jeff Greear; Bradley Gasawski
Subject: RE: SP-26-00008 Thorp Landing - Deemed Incomplete

Good Afternoon Joel,

Your option is a good one and prompted some discussion on our end.

The proposed short plat must be reviewed for compliance with the development regulations and development rights applicable to the subject property. Pursuant to KCC 16.32.050, the County is required to review a proposed short subdivision for conformance with all applicable County subdivision and zoning regulations and the standards established under Title 16. As currently proposed, the short plat relies upon TDR Density Credits to create lots at a density greater than permitted by the underlying zoning. Accordingly, the TDR Density Credits are not incidental or unrelated documentation associated with this application. They provide the regulatory basis upon which the proposed subdivision may exceed the density otherwise permitted by the underlying zoning.

At this time, the BOCC has not taken the action necessary to approve and/or execute the documentation upon which the short plat relies to establish the necessary TDR Density Credits. County staff therefore cannot presume that the BOCC will approve the proposed action, nor can staff presume the terms or conditions under which any future approval may occur.

While the county can begin to process and review the application without the TDR Density Credits, the county would have to deny approval to subdivide the property as proposed if they were not submitted. The county cannot issue a decision that contradicts the zoning regulations.

The county will deem the application complete, continue review of the application and send it out for public notice and comment. If the county determines that preliminary conditional approval is appropriate, a condition of the short plat will need to include the use of the TDR certificates. Please submit the certificates once you receive them to prevent any delays in project review and decision.

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

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.

From: Joel Greear <joel@centralpavingllc.com>
Sent: Friday, August 28, 2026 6:47 PM
To: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>; Aaron Greear <aaron@centralpavingllc.com>; Jeff Greear <jeff@centralpavingllc.com>

Subject: Re: SP-26-00008 Thorp Landing - Deemed Incomplete

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,

Thank you for confirming the serially numbered TDR certificates will satisfy the credit requirement for SP-26-00008.

I wanted to raise one option on sequencing. The County is already in possession of the fully signed TDR Conservation Easements, with the right to record them upon BOCC approval, so the 2 development rights are effectively locked in — under KCC 17.13.070(4)(c), the certificates issue upon approval of the easement, and that is the only step remaining.

Given that, is there any reason the application couldn't be deemed complete and advanced toward preliminary approval now, with a condition of approval requiring the TDR certificates be issued and surrendered prior to final plat recording? KCC 17.13.055(4) allows TDR Density Credits to be used in short plats, and I don't see a provision requiring the certificates as a completeness item for a short plat rather than as a condition to be satisfied before recording.

Best Regards,



Joel Greear

Owner

Central Paving, LLC

"People. Partnership. Asphalt."



📞 [800-801-0310](tel:800-801-0310) | [509-899-7371](tel:509-899-7371)

✉️ joel@centralpavingllc.com

🌐 www.centralpavingllc.com



On Thu, Aug 27, 2026 at 3:24 PM Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us> wrote:

Good Afternoon Joel,

Thanks for the follow up and keeping me in the loop on the status of the TDR density credits / development rights. The serially numbered Transfer of Development Rights Certificates will meet the expectation for the additional credit/rights needed to short plat as you have proposed in the application. Once we get the TDR Certificates (density credits / development rights) from you, we'll proceed with review of the short plat.

Best,

Bradley

Bradley Gasawski | Planner I

Kittitas County Community Development Services | [411 N. Ruby St; Suite 2 | Ellensburg, WA 98926](#)

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Email: bradley.gasawski@co.kittitas.wa.us

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From: Joel Greear <joel@centralpavingllc.com>

Sent: Thursday, August 27, 2026 3:03 PM

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

Cc: chris@cruseandassoc.com; Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Ellie Myers

<ellie.myers@co.kittitas.wa.us>; Aaron Greear <aaron@centralpavingllc.com>; Jeff Greear <jeff@centralpavingllc.com>

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Hi Bradley,

Thank you for the review letter on SP-26-00008. To address the request for information:

We will use the 2 development rights approved under TDR Certificate Letter of Intent TD-26-00003 (Solar Dolar, LLC, sending-site parcel 266133), letter attached, on this short plat. That covers the two additional lots created by dividing Lots 2 and 3 into Lots 2A, 2B, 3A and 3B.

The associated TDR Conservation Easement is currently awaiting Board of County Commissioner signature, which will finalize the serially numbered development-right certificates. Once the Board has signed and the easement records, we will forward the certificates (or recorded easement) as proof of the credits.

Please let me know if you need anything further from us in the meantime.

Best Regards,



Joel Greear

Owner

Central Paving, LLC

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 joel@centralpavingllc.com

 www.centralpavingllc.com

On Thu, Aug 27, 2026 at 1:46 PM Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us> wrote:

Good Afternoon,

Please see the attached correspondence regarding your short plat application (SP-26-00008 Thorp Landing). Please let me know if you have any questions.

Best,

Bradley

Bradley Gasawski | Planner I

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[Office: 509.962.7539](#)

Email: bradley.gasawski@co.kittitas.wa.us

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