



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"

August 27, 2026

Thorp Landing, LLC
Joel Greear
1410 W Dolarway Road, Suite 301
Ellensburg, WA 98926

Chris Cruse
PO Box 959
Ellensburg, WA 98926

RE: Thorp Landing Short Plat (SP-26-00008) - Deemed Incomplete & Request for Information

Parcel# 964023 & 964024

Dear Applicants,

An application for a 4 lot Short Plat on two (2) 5 acre parcels located off Thorp Landing Road, in Thorp, WA with parcel numbers 964023 & 964024 was received on August 14, 2026. This application known as the Thorp Landing Short Plat has been assigned permit number SP-26-00008 and has been **determined incomplete** as of August 27, 2026.

Per KCC 17.28A.030, the minimum residential lot size for parcels is five (5) acres for Ag 5 zoning. Parcel # 964023 & 964024 are both listed at 5 acres each. The application paperwork submitted does not include documentation or justification for the proposed lot sizes/acreage at 2.5 acres which is below the code minimum of 5 acres for Agriculture 5 zoning. The application does reference development right credits; however, no TDR density credits / development rights were submitted with the application.

Required Information: Before staff can continue review of your application, please provide the following documentation and information:

1. Proof of TDR density credits / development rights.

Upon receipt of the necessary materials outlined above, CDS will continue processing your application. This application shall expire at 5pm on February 23, 2027 if the above information is not submitted in accordance with KCC 15A.03.040(1)(b).

If you have any questions regarding this matter, I can be reached by phone at 509-962-7539 or by e-mail at bradley.gasawski@co.kittitas.wa.us.

Sincerely,

Bradley Gasawski

Planner I
Kittitas County Community Development Services

411 N Ruby St # 2, Ellensburg, WA 98926

cc: Chris Cruse, Surveyor

via email