

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: (SP-25-00007) Suncadia Ph 3 Div 18

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: July 3, 2025

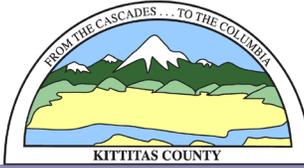
I certify that the following documentation:

- Notice of Application for Suncadia Ph 3 Div 18 Preliminary Short Plat

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

Bradley Gasawski
Planner I
County of Kittitas
State of Washington



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CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

“Building Partnerships – Building Communities”

NOTICE OF APPLICATION

Notice of Application: July 3, 2025
Application Received: April 24, 2025
Application Complete: July 1, 2025

Project Name (File Number): Suncadia Ph 3 Div 18 Short Plat (SP-25-00007)

Applicant: Mark Thorne, Tucker Stevens, Lathan Wedin, Authorized Agent.

Location: One (1) tax parcels (# 16231), located approximately 1.0 miles south of the intersection of Tumble Creek Drive & Jenkins Drive, east of Ellensburg, WA, in Section 25, Township 20, Range 14, W.M.; Kittitas County parcel map number 20-14-25000-0014.

Proposal: The applicants are proposing a 4-lot short plat resulting in one (1) 61,093 square foot lot, (1) 61,564 square foot lot, one (1) 107,311 square foot lot and one (1) 99,451 square foot lot. The property is zoned Master Planned Resort with Rural Recreation Land Use designation.

Materials Available for Review: The submitted application and related filed documents may be examined by the public on the Community Development Services (CDS) website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> then navigate to “Short Plats – 2018 and Forward - Preliminary” & “SP-25-00007 Suncadia Ph 3 Div 18” or at the CDS offices at 411 N. Ruby St, Suite 2, Ellensburg, WA 98926 during normal business hours. Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on July 18, 2025**. Under Title 16.32, Short Subdivision Requirements are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision-making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with Kittitas County Community Development Services as outlined in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$1670.

Designated Permit Coordinator: Bradley Gasawski: (509) 962-7539; email at bradley.gasawski@co.kittitas.wa.us

	Agency	Agency Contact Email	Notes
Kittitas County & Public Utility Districts	Kittitas County Fire Marshal	dan.young@co.kittitas.wa.us	
	Kittitas County Sheriff's Dept. KittCom	marvin.douvier.sh@co.kittitas.wa.us kim.dawson@co.kittitas.wa.us adminstaff@kittcom.org storch@kittcom.org	
	Kittitas County Board of County Commissioners	julie.kjorsvik@co.kittitas.wa.us	
	Kittitas County Code Enforcement	laura.kukes@co.kittitas.wa.us	
	Kittitas County Environmental Health	PublicHealthInspectors@co.kittitas.wa.us	
	Kittitas County Solid Waste Programs	lisa.lawrence@co.kittitas.wa.us	
	Kittitas County Public Works	patti.stacey@co.kittitas.wa.us	
	Kittitas County Airport	kelee.hodges.pw@co.kittitas.wa.us candie.leader@co.kittitas.wa.us tate.mahre@co.kittitas.wa.us Jackie.sharp@co.kittitas.wa.us samantha.cox@co.kittitas.wa.us josh.fredrickson@co.kittitas.wa.us rebecca.cruse.pw@co.kittitas.wa.us	
	Kittitas County Building Dept.	Cameron.curtis@co.kittitas.wa.us Jeremy.larson@co.kittitas.wa.us Steph.mifflin@co.kittitas.wa.us	
	Kittitas County Assessor	Haley.mercer@co.kittitas.wa.us Christine.garcia@co.kittitas.wa.us	
Kittitas County P.U.D. Snoqualmie Pass Utility District	ken.edwards@kittitaspud.com THastings@snoypass.org		
Tribal Agencies & WA DAHP	Washington State DAHP Yakama Nation	sepa@dahp.wa.gov enviroreview@yakama.com corrine_camuso@yakama.com jessica_lally@yakama.com noah_oliver@yakama.com casey_barney@yakama.com kozi@yakamafish-nsn.gov batt@yakamafish-nsn.gov	
	Colville Tribe	guy.moura@colvilletribes.com sam.rushing@colvilletribes.com jordan.bovee.hsv@colvilletribes.com darnell.sam.adm@colvilletribes.com john.sirois.adm@colvilletribes.com milton.davis.adm@colvilletribes.com	
	Snoqualmie Tribe	steve@snoqualmietribe.us dahp@snoqualmietribe.us adam@snoqualmietribe.us	
State & Federal Agencies	WA State Department of Health	russell.mau@doh.wa.gov	
	Department of Ecology	tebu461@ecy.wa.gov lowh461@ECY.WA.GOV FormerOrchards@ecy.wa.gov wendy.neet@ecy.wa.gov	
	WA Dept. Fish and Wildlife	rand461@ECY.WA.GOV Scott.Downes@dfw.wa.gov Jennifer.Nelson@dfw.wa.gov Cassandra.Weekes@dfw.wa.gov	
	WDFW - Solar & Wind Projects	Emily.Grabowsky@dfw.wa.gov Michael.Ritter@dfw.wa.gov Michelle.Huppert@dfw.wa.gov solarandwind@dfw.wa.gov	
	WA Dept. of Natural Resources	rivers@dnr.wa.gov luke.warthen@dnr.wa.gov SEPACENTER@dnr.wa.gov MARTIN.MAUNEY@dnr.wa.gov Amanda.Moody@dnr.wa.gov	
	Bureau of Reclamation 1917 Marsh Road Yakima, WA 98901	lhendrix@usbr.gov jhoff@usbr.gov	(mailed)
	Washington State Parks PO Box 42650 Olympia, WA 98504-2650	ken.graham@parks.wa.gov John.Ernster@parks.wa.gov rachel.mazzacavallo@parks.wa.gov Real.Estate@parks.wa.gov	(mailed)
	Bureau of Land Management 915 N. Walla Wall Wenatchee, WA 98801		(mailed)
	Forest Service	kimberly.larned@usda.gov	
	Army Corps of Engineers Washington State DOT	Deborah.j.knaub@usace.army.mil Jenae.N.Churchill@usace.army.mil Jacob.Prilucik@wsdot.wa.gov SCPlanning@wsdot.wa.gov AviationLandUse@wsdot.wa.gov	
	Bonneville Power Administration	CMOJcese@bpa.gov jcmurray@bpa.gov accastle@bpa.gov vlconnell@bpa.gov dxroddgers@bpa.gov	

Additional Contacts	<p>Puget Sound Energy</p> <p>James E Brooks Library</p> <p>Brookside Consulting - Allison Kimball</p> <p>Northern Kittitas County Tribune</p> <p>Daily Record</p> <p>Northern Kittitas County Tribune</p> <p>Northwest Training Range Complex</p> <p>Yakima Training Center</p> <p>Kittitas Valley Healthcare Attn: CEO 603 S. Chestnut Street Ellensburg, WA 98926</p>	<p>rightofway@pse.com</p> <p>nathen.lamb@pse.com</p> <p>jorgenja@cwu.edu</p> <p>nelmsk@cwu.edu</p> <p>brooksideconsulting@gmail.com</p> <p>tribune@nkctribune.com</p> <p>terry@nkctribune.com</p> <p>snutt@kvnews.com</p> <p>legals@kvnews.com</p> <p>tribune@nkctribune.com</p> <p>terry@nkctribune.com</p> <p>Kimberly.peacher@navy.mil</p> <p>Robert.d.bright10.civ@army.mil</p> <p>mark.a.gradwohl.civ@mail.mil</p>	(mailed)
Fire District (Paste from List)	<p>Fire District #7 Attn: Fire Chief 31 Firehouse Road Cle Elum, WA 98922</p> <p>DNR (Southeast Region) 713 Bowers Road Ellensburg, WA 98926</p>	<p>sdavies@kcf7.com</p> <p>Alowe@kcf7.com</p>	
Irrigation District Options			
School District (Paste from list)	<p>Cle Elum- Roslyn School District 404</p>	<p>robertsb@cersd.org</p> <p>communityrelations@cersd.org</p>	
Neighboring City (if applicable)	<p>CITY OF CLE ELUM</p>	<p>mengelhart@cleelum.gov</p> <p>dlee@cleelum.gov</p> <p>vamick@cleelum.gov</p> <p>planning@cleelum.gov</p>	

Bradley Gasawski

From: Bradley Gasawski
Sent: Wednesday, July 2, 2025 4:04 PM
To: Dan Young; Marvin Douvier; Kim Dawson; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik; Laura Kukes; Public Health Inspectors; Lisa Lawrence; Patti Stacey; Kelee Hodges; Candie Leader; Tate Mahre; Jackie Sharp; Samantha Cox; Josh Fredrickson; Rebecca Cruse; Cameron Curtis; Jeremy Larson; Steph Mifflin; Haley Mercer; Christy Garcia; ken.edwards@kittitaspud.com; THastings@snopass.org; sepa@dahp.wa.gov; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; batt@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; jordan.bovee.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@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; 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; lhendrix@usbr.gov; jhoff@usbr.gov; ken.graham@parks.wa.gov; John.Ernster@parks.wa.gov; rachel.mazzacavallo@parks.wa.gov; Real.Estate@parks.wa.gov; kimberly.larned@usda.gov; Deborah.j.knaub@usace.army.mil; 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; dxrodgers@bpa.gov; rightofway@pse.com; nathen.lamb@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; tribune@nkctribune.com; terry@nkctribune.com; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; sdavies@kcfd7.com; Alowe@kcfd7.com; robertsb@cersd.org; communityrelations@cersd.org; Mike Engelhart (GOV); dlee@cleelum.gov; VirgilAmick; CleElumPlanning
Cc: Jamey Ayling; Bradley Gasawski; Zach Torrance-Smith; Ellie Myers
Subject: SP-25-00007 Suncadia Ph 3 Div 18 - Notice of Application

Good Afternoon,

CDS is requesting comment on the following short plat application: SP-25-00007 Suncadia Ph 3 Div 18. Links to the file materials can be found below. The comment period will end **July 18, 2025, 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-25-00007 Suncadia Ph 3 Div 18](#)

External Link: [SP-25-00007 Suncadia Ph 3 Div 18](#)

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-25-00007 Suncadia Ph 3 Div 18".

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.

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, or reproduction is strictly prohibited. If you received this in error, please contact the sender immediately and delete the material from all devices.
message id: 38eb45916c6dcbdac24bb8719d004a14

GOODMAN, JUSTIN
1019 36TH AVE E
SEATTLE, WA 98112-
4323

SUNCADIA RESORT
LLC
11777 SAN VICENTE
BLVD STE 900
LOS ANGELES, CA
90049-5084

TUMBLE CREEK
VILLAGE ASSOC
PO BOX 944
ROSLYN, WA 98941-
0944

DEBRUYNE, ANDREW
& KELLY
1635 11TH AVE W
SEATTLE, WA 98119-
2903

SWN SUNCADIA LLC
PO BOX 80344
SEATTLE, WA 98108

MEAD, ERIC &
ELIZABETH
305 E 1ST ST
CLE ELUM, WA 98922

SUNCADIA
COMMUNITY
COUNCIL
PO BOX 944
ROSLYN, WA 98941-
0944

HUNDLEY FAMILY LTD
PARTNERSHIP
851 PRAIRIE LANE
CLE ELUM, WA 98922

LEIBRANDT, WERNER
& CHRISTIANE
1415 1ST ST
KIRKLAND, WA 98033

NOTICE OF APPLICATION

Project Name (File Number): Suncadia Ph 3 Div 18 Short Plat (SP-25-00007)

Applicant: Mark Thorne, Tucker Stevens, Lathan Wedin, Authorized Agent.

Location: One (1) tax parcels (# 16231), located approximately 1.0 miles south of the intersection of Tumble Creek Drive & Jenkins Drive, east of Ellensburg, WA, in Section 25, Township 20, Range 14, W.M.; Kittitas County parcel map number 20-14-25000-0014.

Proposal: The applicants are proposing a 4-lot short plat resulting in one (1) 61,093 square foot lot, (1) 61,564 square foot lot, one (1) 107,311 square foot lot and one (1) 99,451 square foot lot. The property is zoned Master Planned Resort with Rural Recreation Land Use designation.

Materials Available for Review: The submitted application and related filed documents may be examined by the public on the Community Development Services (CDS) website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> then navigate to “Short Plats – 2018 and Forward - Preliminary” & “SP-25-00007 Suncadia Ph 3 Div 18” or at the CDS offices at 411 N. Ruby St, Suite 2, Ellensburg, WA 98926 during normal business hours. Phone: (509) 962-7506

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Notice of Application:	July 3, 2025
Application Received:	April 24, 2025
Application Complete:	July 1, 2025
Publish Upper Kittitas County Tribune:	January 21, 2025

Bradley Gasawski

From: Northern Kittitas County Tribune <tribune@nkctribune.com>
Sent: Tuesday, July 1, 2025 11:54 AM
To: Bradley Gasawski
Subject: Re: SP-25-00007 Suncadia Ph 3 Div 18 - (Publishing) 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.

CONFIRMATION RECEIPT:

Thank you for sharing your Notice with Upper Kittitas County citizens. We have received your email and your notice will be published as requested.

Sincerely,
Terry Hamberg
Publisher



Northern Kittitas County Tribune
P.O. Box 308
Cle Elum, WA 98922
(509) 674-2511
fax: (509) 674-5571
tribune@nkctribune.com

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Date: Tuesday, July 1, 2025 at 11:29 AM
To: Northern Kittitas County Tribune <tribune@nkctribune.com>, Terry Hamberg (NKC Tribune)

<terry@nkctribune.com>

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>, Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>, Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>, Ellie Myers <ellie.myers@co.kittitas.wa.us>

Subject: SP-25-00007 Suncadia Ph 3 Div 18 - (Publishing) Notice of Application

Good Afternoon,

Please publish the attached legal in your paper as follows:

Northern Kittitas County Tribune: July 3, 2025

Please let me know if you have any questions or concerns.

Thanks,
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

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message id: 38eb45916c6dcbdac24bb8719d004a14

KITTITAS COUNTY – NOTICE OF APPLICATION

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Application Received: April 24, 2025
Application Complete: July 1, 2025

(Published in the N.K.C. TRIBUNE, July 3, 2025.)

12” Line Legal (2x6)
RUN DATE: JULY 3, 2025

Total cost = \$132.00

Please sign and fax back to: (509) 674-5571

Approved as shown.

Approved with indicated changes.

APPROVED BY _____

DATE _____

Line Legal
PUBLISH: 1 TIME

AFFIDAVIT OF PUBLICATION

STATE OF WASHINGTON)
) SS
COUNTY OF KITTITAS)

TERRY L. HAMBERG, being duly sworn on oath, deposes and says that she is the publisher of the NORTHERN KITTITAS COUNTY TRIBUNE, a weekly newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the Superior Court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a weekly newspaper in Cle Elum, Kittitas County, Washington, and is now and during all of said time was published in an office maintained at the aforesaid place of publication of said newspaper. That the annexed is a true copy of

NOTICE OF APPLICATION: Suncadia Ph 3 Div 18 Short Plat (SP-25-00007)

as it was published in regular issues (and not in supplement form) of said newspaper once a week for a period of

1 subsequent weeks, commencing on the 3rd
day of July, 2025 and ending on the
_____ day of _____, 2025,

both dates inclusive, and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the

sum of \$ 132.00, which amount has been paid in full.

Terry L. Hamberg

Terry L. Hamberg

Subscribed and sworn to before me this 7th day of

July, 2025

Jana E. Stoner
JANA E. STONER

Notary Public in and for the State of Washington, residing at Cle Elum, County of Kittitas. Expires 07/01/2026



KITTITAS COUNTY – NOTICE OF APPLICATION

Project Name (File Number): Suncadia Ph 3 Div 18 Short Plat (SP-25-00007)

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Notice of Application: July 3, 2025
Application Received: April 24, 2025
Application Complete: July 1, 2025

(Published in the N.K.C. TRIBUNE, July 3, 2025.)

NORTHERN KITTITAS COUNTY
TRIBUNE

509-674-2511 • P.O. Box 308 • Cle Elum, WA 98922
 www.nkctribune.com

Kittitas County Community Development Services
 411 N. Ruby Street, Suite 2
 Ellensburg, WA 98926

Invoice

Invoice #: 00105795
 Date: 7/3/25
 Terms: Net 30
 Due Date: 8/2/25
 Reference: LEGAL NOTICE

QTY	UNIT	DESCRIPTION	PRICE	DISC %	AMOUNT	TAXED
12	TCI	Legal Ad (07/03/2025) - NOTICE OF APPLICATION: Suncadia Ph 3 Div 18 Short Plat (SP-25-00007); placed by Bradley Gasawski	\$11.00		\$132.00	

NOTICE OF APPLICATION:
 Suncadia Ph 3 Div 18 Short Plat
 (SP-25-00007)

SUBTOTAL: \$132.00
 TAX: \$0.00
TOTAL: \$132.00
 APPLIED: \$0.00

THANK YOU FOR YOUR BUSINESS!

BALANCE:

\$132.00