

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 Decision

NOTIFICATION MAIL DATE: August 8, 2025 & August 14, 2025

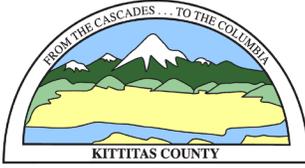
I certify that the following documentation:

- Notice of Decision 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



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

NOTICE OF DECISION

TO: Applicant
Interested Parties (KCC 15A.06)

FROM: Bradley Gasawski, Staff Planner

DATE: August 8, 2025

SUBJECT: Notice of Decision
Suncadia Ph 3 Div 18 Short Plat (SP-25-00007)

Notice is hereby given that on August 14, 2025, conditional preliminary approval was granted to Suncadia Resort LLC (landowner) for a short plat application to subdivide a 9.6 acre lot 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.

Related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506 or found online at: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> under “Short Plats” and “SP-25-00007 Suncadia Ph 3 Div 18”.

Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this administrative land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$1670 to Kittitas County. The appeal deadline for this project is **August 29, 2025, at 5:00p.m.** Appeals shall be submitted to Kittitas County Community Development Services at 411 N Ruby St, Suite 2, Ellensburg, WA 98926.

Agency	Agency Contact Email	Notes
Kittitas County & Public Utility Districts	Kittitas County Public Works 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 Cameron.curtis@co.kittitas.wa.us
Tribal Agencies & WA DAHP	Washington State DAHP Yakama Nation Colville Tribe	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

**State &
Federal
Agencies**

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

Bonneville Power Administration

accastle@bpa.gov

**Additional
Contacts**

Bradley Gasawski

From: Bradley Gasawski
Sent: Friday, August 8, 2025 12:01 PM
To: Kelee Hodges; Candie Leader; Tate Mahre; Jackie Sharp; Samantha Cox; Josh Fredrickson; Rebecca Cruse; Cameron Curtis; 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; rivers@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; Amanda.Moody@dnr.wa.gov; accastle@bpa.gov
Cc: Jamey Ayling; Bradley Gasawski; Zach Torrance-Smith; Ellie Myers
Subject: SP-25-00007 Suncadia Ph 3 Div 18 - Notice of Decision
Attachments: SP-25-00007 Suncadia Ph 3 Div 18 - Notice - NOD Memo.pdf; SP-25-00007 Suncadia Ph 3 Div 18 - Preliminary Approval Findings of Fact.pdf

Good Morning,

Please see the attached correspondence regarding the Suncadia Ph 3 Div 18 Short Plat (SP-25-00007) decision. The appeal date for the decision is August 29, 2025, at 5:00pm.

Thank you,
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.

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message id: 38eb45916c6dcbdac24bb8719d004a14

Bradley Gasawski

From: Bradley Gasawski
Sent: Friday, August 8, 2025 12:01 PM
To: Wedin, Lathan
Cc: Jamey Ayling; Bradley Gasawski; Zach Torrance-Smith; Ellie Myers
Subject: SP-25-00007 Suncadia Ph 3 Div 18 - Notice of Decision
Attachments: SP-25-00007 Suncadia Ph 3 Div 18 - Preliminary Approval Findings of Fact.pdf; SP-25-00007 Suncadia Ph 3 Div 18 - Notice - NOD Memo.pdf

Good Morning Lathan,

Please see the attached correspondence regarding the Suncadia Ph 3 Div 18 Short Plat (SP-25-00007) decision. The appeal date for the decision is August 29, 2025, at 5:00pm. The official day of public notice is next Thursday, August 14, 2025, when it's published in the paper of record for Kittitas County. I am out of the office next week and wanted to send you notice with the preliminary conditional approval today.

Thank you,
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

Bradley Gasawski

From: Jana Stoner <legals@nkctribune.com>
Sent: Friday, August 8, 2025 3:36 PM
To: Bradley Gasawski; Northern Kittitas County Tribune
Cc: Jamey Ayling; Zach Torrance-Smith; Ellie Myers
Subject: Re: SP-25-00007 Suncadia Ph 3 Div 18 - (Publishing) Notice of Decision Legal

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 OF RECEIPT.

Will send a proof to you before Tuesday to review.

Jana Stoner - Publisher
legals@nkctribune.com
(509) 674-2511 ext. 7206
P.O. Box 308 | 807 W. Davis St., suite 101A
Cle Elum, WA 98922

– Northern Kittitas County Tribune
– U.K.C. Builders' Planning Guide
– EXPLORE! Central Cascades Visitor Guide
www.NKCTribune.com

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Friday, August 8, 2025 8:09 AM
To: Northern Kittitas County Tribune <tribune@nkctribune.com>; Jana Stoner <legals@nkctribune.com>
Cc: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Jamey Ayling <jamey.ayling@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 Decision Legal

Good Morning,

Please publish the attached legal in your paper as follows:

Northern Kittitas County Tribune: August 14, 2025

I am out of the office next week. Could you provide a proof and confirmation of intended publishing next week? Thank you.

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

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

NOTICE OF DECISION

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 (# 11852), 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 20-14-25000-0006.

Notice is hereby given that on August 14, 2025, conditional preliminary approval was granted to Suncadia Resort LLC (landowner) for a short plat application to subdivide a 9.6 acre lot 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.

Related filed documents may be examined at Kittitas County Community Development Services (CDS), 411 N. Ruby St, Suite 2, Ellensburg, WA 98926 during normal business hours. Phone: (509) 962-7506 or found on the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> then navigate to “Short Plats” & “SP-25-00007 Suncadia Ph 3 Div 18”.

Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this administrative land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$1670 to Kittitas County. The appeal deadline for this project is **August 29, 2025, at 5:00p.m.** Appeals shall be submitted to Kittitas County Community Development Services at 411 N Ruby St, Suite 2, Ellensburg, WA 98926.

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

Notice of Decision	August 14, 2025
Notice of Application:	July 3, 2025
Application Received:	April 24, 2025
Application Complete:	July 1, 2025
Publish Upper Kittitas County Tribune:	January 21, 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 #: 00106229
 Date: 8/14/25
 Terms: Net 30
 Due Date: 9/13/25
 Reference: LEGAL NOTICE

QTY	UNIT	DESCRIPTION	PRICE	DISC %	AMOUNT	TAXED
12.4	TCI	Legal Ad (08/14/2025) - NOTICE OF DECISION: Suncadia Ph 2 Div 18 Short Plat (SP-25-00007) approval granted; placed by Bradley Gasawski	\$11.00		\$136.40	

NOTICE OF DECISION:
 Suncadia Ph 2 Div 18 Short Plat
 (SP-25-00007) approval granted

SUBTOTAL: \$136.40
 TAX: \$0.00
TOTAL: \$136.40
 APPLIED: \$0.00

THANK YOU FOR YOUR BUSINESS!

BALANCE: \$136.40

KITTITAS COUNTY – NOTICE OF DECISION

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

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

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Designated Permit Coordinator (Staff Planner):

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

Notice of Decision	August 14, 2025
Notice of Application:	July 3, 2025
Application Received:	April 24, 2025
Application Complete:	July 1, 2025

Publish Upper Kittitas County Tribune: August 14, 2025
(Published in the N.K.C. TRIBUNE, Aug. 14, 2025.)

APPROVED BY _____

DATE _____

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

- Approved as shown.
- Approved with indicated changes.

Line Legal
PUBLISH: 1 TIME

12.4” Line Legal (2x6.2)

RUN DATE: AUG. 14, 2025

Total cost = \$136.40