



# 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: (LP-23-00001) Thorp Landing

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: February 21, 2023

I certify that the following documentation:

- Notice of Application for LP-23-00001 Thorp Landing 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

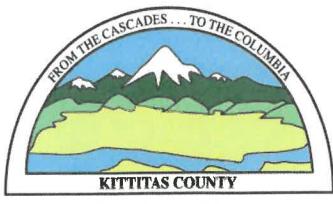
Jeremiah Cromie  
Community Development Services Planner II  
County of Kittitas  
State of Washington

Subscribed and sworn to before me this 21<sup>st</sup> day of February 2023



Stephanie Mifflin  
Notary Public for the State of Washington residing  
in Ellensburg.

My appointment expires: 12-23-25



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

[cgs@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us)

Office 509-962-7506

Building Partnerships - Building Communities

## NOTICE OF APPLICATION

**Notice of Application:** Tuesday, February 21, 2023  
**Application Received:** Tuesday, January 10, 2023  
**Application Complete:** Tuesday, February 7, 2023

**Project File Number:** LP-23-00001  
**Project Name:** Thorp Landing Plat  
**Applicant:** Thorp Landing LLC (Joel Greear)

**Location:** Two tax parcels (443233 and 493233), located approximately .5 miles northwest of the intersection of N Thorp Hwy and I-90 off of Thorp Landing Lane in Section 11, Township 18, Range 17, W.M.; Kittitas County. The properties bear Kittitas County Map numbers 18-17-11040-0033 and 18-17-11040-0007.

**Proposal:** Thorp Landing LLC, submitted an application for a 10-lot plat (subdivision) on 2 parcels totaling 54.39 acres of land. The proposal includes 10 residential lots ranging in size from 5 acres to 8.64 acres. The subject properties are currently zoned Agriculture 5 with a Rural Residential land use designation. This property was rezoned from Agriculture 20 to Agricultural 5 and the land use designation was changed from Rural Working to Rural Residential as part of the County's 2022 Annual Docket Amendments under Ordinance No. 2022-017.

**Materials Available for Review:** The submitted application and related filed documents may be examined on the CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to "Long Plats", then the Project File Number under "LP-23-00001 Thorp Landing" or in person at 411 N Ruby St. Suite 2, Ellensburg, WA 98926 during regular 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 Thursday, March 9, 2023.** Any person has the right to comment on the application and request a copy of the decision once made.

**Environmental Review:** The County expects to issue a Determination of Non-Significance (DNS) for this proposal and will use the optional DNS process under WAC 197-11-355, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. A copy of the threshold determination may be obtained from the County once made.

**Public Hearing:** An open record hearing will be scheduled before the Kittitas County Hearing Examiner. A Public Hearing Notice will be issued establishing the date, time, and location of this hearing.

**Required Permits:** Preliminary and Final Plat approval, SEPA.

**Designated Permit Coordinator (staff contact):** Jeremiah Cromie, Staff Planner: (509) 962-7046; email at [jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us).

<p>GEORGE, CRAIG A &amp; MELANIE 322 E TANEUM RD THORP, WA 98946-9517</p>	<p>THORP LANDING LLC 1401 W DOLARWAY RD STE 301 ELLENSBURG, WA 98926-9823</p>	<p>FUDACZ, DAVID W ETUX PO BOX 24 THORP, WA 98946</p>
<p>THOMPSON, PAULA J PO BOX 205 THORP, WA 98946</p>	<p>SHANNON, RANDELL &amp; TRESA JANE PO BOX 106 THORP, WA 98946-0106</p>	<p>CUMMINGS, JEFFREY PO BOX 162 THORP, WA 98946-0162</p>
<p>FUDACZ BROS PARTNERSHIP 1309 E 1ST CLE ELUM, WA 98922</p>	<p>MORSE, JOHN C ETUX PO BOX 142 THORP, WA 98946</p>	<p>GIBSON, VICTOR &amp; SHEILA 44203 228TH AVE SE ENUMCLAW, WA 98022-7455</p>
<p>SOLANO, ROMEO S 520 THORP DEPOT RD THORP, WA 98946-9540</p>	<p>MORSE, SCOTT ETUX PO BOX 25 THORP, WA 98946</p>	<p>MEYER, VERNON G ETUX PO BOX 167 THORP, WA 98946</p>
<p>GANSEREIT, DANIEL B &amp; CRYSTAL D 100 E 3RD AVE UNIT 1076 ELLENSBURG, WA 98926-7701</p>	<p>RIVERA, ROBERTO &amp; KIMBERLY E PO BOX 17 THORP, WA 98946-0017</p>	<p>BOITANO, JOHNNY &amp; ERINN M 681 GOODWIN RD THORP, WA 98946-9400</p>
<p>BUGNI, PETE &amp; GLORIA 361 CEDAR COVE RD ELLENSBURG, WA 98926-9708</p>	<p>KEFFELER, DAN 240 GOODWIN RD THORP, WA 98946-9605</p>	<p>RODRIQUEZ, NATHANAEL 9201 N THORP HWY THORP, WA 98946-9401</p>
<p>ROGERS, MICHELLE G &amp; BRIAN 2014 W DRY CREEK RD ELLENSBURG, WA 98926-9454</p>	<p>GIBSON, ELWIN F &amp; PATRICIA J PO BOX 227 THORP, WA 98946-0227</p>	<p>WEST SIDE IRRIGATING CO 208 W 9TH SUITE 5 ELLENSBURG, WA 98926</p>

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**From:** Megan Breckenridge <[mbreckenridge@kvnews.com](mailto:mbreckenridge@kvnews.com)>

**Sent:** Friday, February 17, 2023 11:15 AM

**To:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>

**Subject:** Ad: 336352 / Re: LP-23-00001 Thorp Landing (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.

Happy Friday, Jeremiah,

Please see attached for your legal proof scheduled to run on February 21 and 28.

**Please let me know if you approve or would like any changes by our 10:30am deadline on February 20.**

Thank you and have a nice weekend!

## Megan Breckenridge

Advertising Assistant

Ellensburg Daily Record

Office: (509) 925-1414, ext. 570253

Direct Dial: (509) 204-8250

[mbreckenridge@kvnews.com](mailto:mbreckenridge@kvnews.com) / [legals@kvnews.com](mailto:legals@kvnews.com)

**[MY OFFICE HOURS: MON-FRI: 8:00am-4:00pm]**

---

**From:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>

**Sent:** Friday, February 17, 2023 10:40 AM

**To:** Megan Breckenridge <[mbreckenridge@kvnews.com](mailto:mbreckenridge@kvnews.com)>; KVNews Legals <[legals@kvnews.com](mailto:legals@kvnews.com)>

**Subject:** LP-23-00001 Thorp Landing (Publishing) - Notice of Application

**CAUTION, this email originated from outside the organization.**

Hello,

Please publish the attached legal in the Daily Record on the following dates:

**February 21, 2023**

**February 28, 2023**

Let me know if there are any questions or issues.

Jeremiah Cromie

**NOTICE OF APPLICATION**

**Project File Number:** LP-23-00001  
**Project Name:** Thorp Landing Plat  
**Applicant:** Thorp Landing LLC (Joel Greear)

**Location:** Two tax parcels (443233 and 493233), located approximately .5 miles northwest of the intersection of N Thorp Hwy and I-90 off of Thorp Landing Lane in Section 11, Township 18, Range 17, W.M.; Kittitas County. The properties bear Kittitas County Map numbers 18-17-11040-0033 and 18-17-11040-0007.

**Proposal:** Thorp Landing LCC, submitted an application for a 10-lot plat (subdivision) on 2 parcels totaling 54.39 acres of land. The proposal includes 10 residential lots ranging in size from 5 acres to 8.64 acres. The subject properties are currently zoned Agriculture 5 with a Rural Residential land use designation. This property was rezoned from Agriculture 20 to Agricultural 5 and the land use designation was changed from Rural Working to Rural Residential as part of the County's 2022 Annual Docket Amendments under Ordinance No. 2022-017.

**Materials Available for Review:** The submitted application and related filed documents may be examined on the CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to "Long Plats", then the Project File Number under "LP-23-00001 Thorp Landing" or in person at 411 N Ruby St. Suite 2, Ellensburg, WA 98926 during regular 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 Thursday, March 9, 2023**. Any person has the right to comment on the application and request a copy of the decision once made.

**Environmental Review:** The County expects to issue a Determination of Non-Significance (DNS) for this proposal and will use the optional DNS process under WAC 197-11-355, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. A copy of the threshold determination may be obtained from the County once made.

**Public Hearing:** An open record hearing will be scheduled before the Kittitas County Hearing Examiner. A Public Hearing Notice will be issued establishing the date, time, and location of this hearing.

**Required Permits:** Preliminary and Final Plat approval, SEPA.

**Designated Permit Coordinator (staff contact)**  
Jeremiah Cromie, Staff Planner: (509) 962-7046; email at [jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us).

**Notice of Application:** Tuesday, February 21, 2023  
**Application Received:** Tuesday, January 10, 2023  
**Application Complete:** Tuesday, February 7, 2023

PUBLISH: Daily Record: February 21 & 28, 2023 /  
LEGAL #: 336352

**From:** [Megan Breckenridge](#)  
**To:** [Jeremiah Cromie](#)  
**Subject:** Re: 336352 / Re: LP-23-00001 Thorp Landing (Publishing) - Notice of Application  
**Date:** Friday, February 17, 2023 1:41:49 PM

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**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.

Thank you for your final approval, Jeremiah!

I'll work on your next legal shortly.

## Megan Breckenridge

Advertising Assistant  
Ellensburg Daily Record  
Office: (509) 925-1414, ext. 570253  
Direct Dial: (509) 204-8250  
[mbreckenridge@kvnews.com](mailto:mbreckenridge@kvnews.com) / [legals@kvnews.com](mailto:legals@kvnews.com)  
**[MY OFFICE HOURS: MON-FRI: 8:00am-4:00pm]**

---

**From:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>  
**Sent:** Friday, February 17, 2023 12:54 PM  
**To:** Megan Breckenridge <[mbreckenridge@kvnews.com](mailto:mbreckenridge@kvnews.com)>  
**Subject:** RE: 336352 / Re: LP-23-00001 Thorp Landing (Publishing) - Notice of Application

**CAUTION, this email originated from outside the organization.**

Megan,

This looks fine and I give approval. Thanks.

Jeremiah Cromie  
Planner II  
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**From:** Jeremiah Cromie  
**To:** Joe Dietzel; Kim Dawson; "long@kittcom.org"; "storch@kittcom.org"; Julie Kiorsvik; Toni Berkshire; PublicHealth Inspectors; Lisa Lawrence; Patti Stacey; David Ohl; Codi Fortier; "enviroreview@yakama.com"; "corrine\_camuso@yakama.com"; "jessica\_lally@yakama.com"; "noah\_oliver@yakama.com"; "casey\_barney@yakama.com"; "kojz@yakamafish-nsn.gov"; "matj@yakamafish-nsn.gov"; "barh@yakamafish-nsn.gov"; "tebu461@ecy.wa.gov"; "lowh461@ECY.WA.GOV"; "FormerOrchards@ecy.wa.gov"; "wendy\_neet@ecy.wa.gov"; "crosepa@ecy.wa.gov"; "lcar461@ecy.wa.gov"; "Scott.Downes@dfw.wa.gov"; "Jennifer.Nelson@dfw.wa.gov"; "Elizabeth.Torrey@dfw.wa.gov"; "sepa@dahp.wa.gov"; "jorgenja@cwu.edu"; "nelmsk@cwu.edu"; Jeremy Larson; Steph Mifflin; "russell.mau@doh.wa.gov"; "rivers@dnr.wa.gov"; "brenda.young@dnr.wa.gov"; "luke.warthen@dnr.wa.gov"; "SEPACENTER@dnr.wa.gov"; "MARTIN.MAUNEY@dnr.wa.gov"; "scott.chambers@dnr.wa.gov"; "brooksideconsulting@gmail.com"; "tribune@nktribune.com"; "terry@nktribune.com"; "mbreckenridge@kvnews.com"; "legals@kvnews.com"; "Deborah.i.knaub@usace.army.mil"; "Jenae.N.Churchill@usace.army.mil"; "lhendrix@usbr.gov"; "mark.a.gradwohl.civ@mail.mil"; "Kimberly.peacher@navy.mil"; "Robert.d.bright10.civ@army.mil"; Haley Mercer; Christy Garcia; "steve@snoqualmietribe.us"; "dahp@snoqualmietribe.us"; "adam@snoqualmietribe.us"; "guy.moura@colvilletribes.com"; "sam.rushing@colvilletribes.com"; "connor.armi.hsy@colvilletribes.com"; "matt.boast@kittitaspud.com"; "Brian.ingalls@pse.com"; "Dtsmith@BPA.gov"; "kimberly.larned@usda.gov"; "ken.prlucik@wsdot.wa.gov"; "SCPlanning@wsdot.wa.gov"; "AviationLandUse@wsdot.wa.gov"; "ken.graham@parks.wa.gov"; "westsideirrigationco@gmail.com"; "1riegelfarm@gmail.com"; "perkinsa@thorpschools.org"; "kcf1@fairpoint.net"; "Ilon.Logan@faa.gov"  
**Cc:** "Joel Greear"; Chad Bala; Jeff Slothower; "fudaczj@gmail.com"; "boitanoeri@hotmail.com"; "Paul Dempsey"  
**Bcc:** Dan Carlson  
**Subject:** LP-23-00001 Thorp Landing - Notice of Application  
**Date:** Tuesday, February 21, 2023 10:39:30 AM  
**Attachments:** [LP-23-00001 Thorp Landing Notice of Application.pdf](#)  
[LP-23-00001 Thorp Landing SEPA Checklist.pdf](#)

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Good morning,

CDS is requesting comments on the following Long Plat Application: **LP-23-00001 Thorp Landing**. Links to the file materials can be found below. I have attached the Notice of Application along with the SEPA Checklist. Kittitas County anticipates issuing a DNS for this project and is using the optional SEPA process under WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this project. The comment period will end **Thursday, March 9, 2023 at 5p (PST)**. **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: [LP-23-00001 Thorp Landing](#)

External Link: [LP-23-00001 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 "Long Plats" and then the Project File Number "LP-23-00001 Thorp Landing".

Thank you.

Jeremiah Cromie  
Planner II  
Kittitas County  
Community Development Services  
411 N. Ruby Street; Suite 2