

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: Thorp Landing Long Plat (LP-23-00001)


NOTIFICATION OF: Notice of Public Hearing and SEPA Action

NOTIFICATION MAIL DATE: June 1, 2023

I certify that the following documentation:

- Notice of Public Hearing and SEPA Action: Thorp Landing Long Plat


has been mailed and/or e-mailed 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
Planner II
County of Kittitas
State of Washington

Subscribed and sworn to before me this 1st day of June 2023





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

My appointment expires: 12.23.25



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Office (509) 962-7506

“Building Partnerships – Building Communities”

Notice of Public Hearing and SEPA Action Thorp Landing Preliminary Plat LP-23-00001

To: Applicable Agencies
Parties of Record
Applicant

From: Jeremiah Cromie, Planner II

Date: June 1, 2023

Subject: Thorp Landing Preliminary Plat (LP-23-00001)

NOTICE IS HEREBY given that the Kittitas County CDS and Kittitas County Hearings Examiner will meet at **6:00 p.m. on June 22, 2023** to conduct a virtual public hearing to consider the Thorp Landing Long Plat (LP-23-00001). The proposal includes creating 10 residential lots ranging in size from 5 acres to 8.64 acres on parcels 443233 and 493233. The subject parcels are zoned Agricultural 5 within a Rural Residential Land Use Designation. The property is located approximately .5 miles northwest of the intersection of N Thorp Hwy and I-90 off of Thorp Landing Lane.

Interested parties may also attend the hearing by using one of the methods listed below:

1. By online Webex video conferencing: **Meeting Link:**
<https://kittitascounty.webex.com/kittitascounty/j.php?MTID=m7f1de461c6989ad36917fb25471fa1f8>
2. By <https://kittitascounty.webex.com> or the Cisco Webex App on your phone or electronic device:
Meeting Number: 2480 191 7516 **Meeting Password:** Hearing
3. **By telephone:** 1-408-418-9388, **Meeting Number:** 2480 191 7516

Instruction for how to participate in virtual public hearings may be found at:

<https://www.co.kittitas.wa.us/uploads/documents/cds/Virtual%20Public%20Hearing%20Instructions.pdf>.

NOTICE IS HEREBY given that pursuant to WAC 197-11-355, Kittitas County Community Development Services did on, June 1, 2023, issue a Determination of Non-Significance (DNS) for the Thorp Landing Long Plat application (LP-23-00001).

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a SEPA environmental checklist, other information on file with the lead agency and after considering existing laws and regulations that will be implemented by the applicant as part of the permit process. This information is available to the public on request.

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment

period on the DNS. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before **June 15, 2023 by 5:00 PM**. The current appeal fee is \$1670.00.

Anyone with an interest in this matter is urged to attend this noticed virtual hearing where testimony will be taken. Written comments will also be received. Documents may be viewed at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx>, under “Long Plats” under file number “LP-23-00001 Thorp Landing,” or at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926 prior to the hearing. The staff report for the plat will be available on the county website at least one week prior to the hearing (June 15). Interested persons are encouraged to verify date and time prior to attending.

Contact: Jeremiah Cromie, Planner II
(509) 962-7046, jeremiah.cromie@co.kittitas.wa.us

Kittitas County Fire Marshal
darren.higashiyama@co.kittitas.wa.us

Kittitas County Environmental Health
PublicHealthInspectors@co.kittitas.wa.us

Snoqualmie Tribe
steve@snoqualmietribe.us
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Kittitas County Building Dept.
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AviationLandUse@wsdot.wa.gov

Applicants
Joel Greear joel@centralpavingllc.com
Chad Bala bala.ce@gmail.com
Jeff Slothower jslothower@lwhsd.com

Sent: Tuesday, May 30, 2023 2:29 PM

To: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>

Subject: Ad: 379890 / Re: LP-23-00001 Thorp Landing (Publishing) - Notice of Public Hearing & SEPA DNS

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 Tuesday, Jeremiah,

Thank you for sending this and for the heads up last week. Please see attached for your legal proof scheduled to run on June 1 and 8.

Please reply back with a final approval or any needed changes by our 10:30am deadline on May 31.

I hope you had a nice Memorial Day weekend - thank you!

Megan Breckenridge

Advertising Assistant

Ellensburg Daily Record

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

Direct Dial: (509) 204-8250

mbreckenridge@kvnews.com / legals@kvnews.com

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

From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>

Sent: Tuesday, May 30, 2023 2:16 PM

To: Megan Breckenridge <mbreckenridge@kvnews.com>; KVNews Legals <legals@kvnews.com>

Subject: LP-23-00001 Thorp Landing (Publishing) - Notice of Public Hearing & SEPA DNS

CAUTION, this email originated from outside the organization.

Hello,

Please publish the attached legal in the **June 1, 2023 & June 8, 2023** editions of the Daily Record. Please let me know if there are any questions or issues.

Jeremiah Cromie

Planner II

Kittitas County

Community Development Services

**Notice of SEPA Action and Public Hearing
Thorp Landing Plat
LP-23-00001**

NOTICE IS HEREBY given that Kittitas County CDS and the Kittitas County Hearings Examiner will meet at 6:00 p.m. on June 22, 2023 to conduct a virtual public hearing to consider the Thorp Landing Long Plat application (LP-23-00001). The proposal includes creating 10 residential lots ranging in size from 5 acres to 8.64 acres on parcels 443233 and 493233. The subject parcels are zoned Agricultural 5 within a Rural Residential Land Use Designation. The property is located approximately .5 miles northwest of the intersection of N Thorp Hwy and I-90 off of Thorp Landing Lane.

All interested parties are encouraged to attend the hearing by using one of the methods listed below:

1. By online Webex video conferencing: **Meeting Link:**

<https://kittitascounty.webex.com/kittitascounty/j.php?MTID=m7f1de461c6989ad36917fb25471fa1f8>

2. By <https://kittitascounty.webex.com> or the Cisco Webex App on your phone or electronic device:

Meeting Number: 2480 191 7516 **Meeting Password:** Hearing

3. **By telephone:** 1-408-418-9388, **Meeting Number:** 2480 191 7516

Instruction for how to participate in virtual public hearings may be found at: <https://www.co.kittitas.wa.us/uploads/documents/cds/Virtual%20Public%20Hearing%20Instructions.pdf>.

NOTICE IS HEREBY given that pursuant to WAC 197-11-355, Kittitas County Community Development Services did on, June 1, 2023, issue a Determination of Non-Significance (DNS) for the Thorp Landing Long Plat application (LP-23-00001).

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a SEPA environmental checklist, other information on file with the lead agency and after considering existing laws and regulations that will be implemented by the applicant as part of the permit process. This information is available to the public on request.

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before **June 15, 2023 by 5:00 PM.**

Anyone with an interest in this matter is urged to attend this noticed virtual hearing where testimony will be taken. Written comments will also be received. Documents may be viewed at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx>, under "Long Plats" under file number "LP-23-00001 Thorp Landing," or at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926 prior to the hearing. The staff report for the plat will be available on the county website at least one week prior to the hearing (June 15). Interested persons are encouraged to verify date and time prior to attending.

Staff Planner: Jeremiah Cromie
509-962-7046, jeremiah.cromie@co.kittitas.wa.us

Dated: June 1, 2023

PUBLISH: Daily Record: June 1 & 8, 2023 / LEGAL #: 379890

From: [Megan Breckenridge](#)
To: [Jeremiah Cromie](#)
Subject: Re: 379890 / Re: LP-23-00001 Thorp Landing (Publishing) - Notice of Public Hearing & SEPA DNS
Date: Tuesday, May 30, 2023 2:50:08 PM

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!

Megan Breckenridge

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

From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Tuesday, May 30, 2023 2:46 PM
To: Megan Breckenridge <mbreckenridge@kvnews.com>
Subject: RE: 379890 / Re: LP-23-00001 Thorp Landing (Publishing) - Notice of Public Hearing & SEPA DNS

CAUTION, this email originated from outside the organization.

Megan,

This looks good and I give approval. Thank you.

Jeremiah Cromie
Planner II
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
Office: 509-962-7046
jeremiah.cromie@co.kittitas.wa.us

From: Megan Breckenridge <mbreckenridge@kvnews.com>

From: [Jeremiah Cromie](#)
To: [Darren Higashiyama](#); [Public Health Inspectors](#); ["steve@snoqualmietribe.us"](#); ["dahp@snoqualmietribe.us"](#); ["adam@snoqualmietribe.us"](#); [Jeremy Larson](#); [Steph Mifflin](#); [Kelee Hodges](#); [Candie Leader](#); [Tate Mahre](#); ["russell.mau@doh.wa.gov"](#); ["guy.moura@colvilletribes.com"](#); ["sam.rushing@colvilletribes.com"](#); ["connor.armi.hsv@colvilletribes.com"](#); ["darnell.sam.adm@colvilletribes.com"](#); ["ken.graham@parks.wa.gov"](#); ["Eric.Jazdzzyk@parks.wa.gov"](#); ["tebu461@ecy.wa.gov"](#); ["lowh461@ECY.WA.GOV"](#); ["wendy.neet@ecy.wa.gov"](#); ["crosepacoordinator@ecy.wa.gov"](#); ["rand461@ECY.WA.GOV"](#); ["christopher.kossik@ecy.wa.gov"](#); ["westsideirrigationco@gmail.com"](#); ["1riegelfarm@gmail.com"](#); ["pdempsey@hnnw.law"](#); ["fudaczj@gmail.com"](#); ["boitanoeri@hotmail.com"](#); ["boitano17@hotmail.com"](#); ["donkdoc@gmail.com"](#); ["kcf1@fairpoint.net"](#); ["Jacob.Prilucik@wsdot.wa.gov"](#); ["SCPlanning@wsdot.wa.gov"](#); ["AviationLandUse@wsdot.wa.gov"](#); [Chad Bala](#); ["Joel Greear"](#); [Jeff Slothower](#)
Cc: [Jamey Avling](#); [Kelly Bacon \(CD\)](#); [Chace Pedersen](#)
Subject: LP-23-00001 Thorp Landing - Notice of Public Hearing & SEPA Action
Date: Thursday, June 1, 2023 9:53:08 AM
Attachments: [LP-23-00001 Thorp Landing Notice of Public Hearing and DNS Memo.pdf](#)
[LP-23-00001 Thorp Landing SEPA DNS.pdf](#)
[Virtual Public Hearing Instructions - Revised 6-18-21.pdf](#)

Good morning,

Attached to this e-mail you will find the following items related to the Thorp Landing Long Plat (LP-23-00001):

- Notice of SEPA Action and Public Hearing Notice
- SEPA Determination Non-significance (DNS), and
- Instructional materials for the Virtual Public Hearing set for June 22, 2023.

Below are the links to all documents associated with the Thorp Landing Long Plat application (Please note the cultural resources report mentioned is not public record and is not a part of the files):

[LP-23-00001 Thorp Landing - Internal](#)

[LP-23-00001 Thorp Landing - External](#)

The staff report will be uploaded at least one week before the hearing date (June 15) to the website.

Please contact me if you have any questions.

Jeremiah Cromie
Planner II
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
Office: 509-962-7046
jeremiah.cromie@co.kittitas.wa.us

Jeremiah Cromie

From: Jeremiah Cromie
Sent: Thursday, June 1, 2023 9:55 AM
To: 'crosepacoordinator@ecy.wa.gov'
Subject: FW: LP-23-00001 Thorp Landing - Notice of Public Hearing & SEPA Action
Attachments: LP-23-00001 Thorp Landing Notice of Public Hearing and DNS Memo.pdf; LP-23-00001 Thorp Landing SEPA DNS.pdf; Virtual Public Hearing Instructions - Revised 6-18-21.pdf

From: Jeremiah Cromie
Sent: Thursday, June 1, 2023 9:53 AM
To: Darren Higashiyama <darren.higashiyama@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; 'steve@snoqualmietribe.us' <steve@snoqualmietribe.us>; 'dahp@snoqualmietribe.us' <dahp@snoqualmietribe.us>; 'adam@snoqualmietribe.us' <adam@snoqualmietribe.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; 'russell.mau@doh.wa.gov' <russell.mau@doh.wa.gov>; 'guy.moura@colvilletribes.com' <guy.moura@colvilletribes.com>; 'sam.rushing@colvilletribes.com' <sam.rushing@colvilletribes.com>; 'connor.armi.hsy@colvilletribes.com' <connor.armi.hsy@colvilletribes.com>; 'darnell.sam.adm@colvilletribes.com' <darnell.sam.adm@colvilletribes.com>; 'john.sirois.adm@colvilletribes.com' <john.sirois.adm@colvilletribes.com>; 'milton.davis.adm@colvilletribes.com' <milton.davis.adm@colvilletribes.com>; 'ken.graham@parks.wa.gov' <ken.graham@parks.wa.gov>; 'Eric.Jazdzyk@parks.wa.gov' <Eric.Jazdzyk@parks.wa.gov>; 'tebu461@ecy.wa.gov' <tebu461@ecy.wa.gov>; 'lowh461@ECY.WA.GOV' <lowh461@ECY.WA.GOV>; 'wendy.neet@ecy.wa.gov' <wendy.neet@ecy.wa.gov>; 'crosepacoordinator@ecy.wa.gov' <crosepacoordinator@ecy.wa.gov>; 'rand461@ECY.WA.GOV' <rand461@ECY.WA.GOV>; 'christopher.kossik@ecy.wa.gov' <christopher.kossik@ecy.wa.gov>; 'westsideirrigationco@gmail.com' <westsideirrigationco@gmail.com>; '1riegelfarm@gmail.com' <1riegelfarm@gmail.com>; 'pdempsey@hnw.law' <pdempsey@hnw.law>; 'fudaczj@gmail.com' <fudaczj@gmail.com>; 'boitanoeri@hotmail.com' <boitanoeri@hotmail.com>; 'boitano17@hotmail.com' <boitano17@hotmail.com>; 'donkdoc@gmail.com' <donkdoc@gmail.com>; 'kcf1@fairpoint.net' <kcf1@fairpoint.net>; 'Jacob.Prilucik@wsdot.wa.gov' <Jacob.Prilucik@wsdot.wa.gov>; 'SCPlanning@wsdot.wa.gov' <SCPlanning@wsdot.wa.gov>; 'AviationLandUse@wsdot.wa.gov' <AviationLandUse@wsdot.wa.gov>; Chad Bala <bala.ce@gmail.com>; 'Joel Greear' <joel@centralpavingllc.com>; Jeff Slothower <Jslothower@lwhsd.com>
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>; Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Subject: LP-23-00001 Thorp Landing - Notice of Public Hearing & SEPA Action

Good morning,

Attached to this e-mail you will find the following items related to the Thorp Landing Long Plat (LP-23-00001):

- Notice of SEPA Action and Public Hearing Notice
- SEPA Determination Non-significance (DNS), and
- Instructional materials for the Virtual Public Hearing set for June 22, 2023.

Below are the links to all documents associated with the Thorp Landing Long Plat application (Please note the cultural resources report mentioned is not public record and is not a part of the files):