

From: [Corrine Camuso](#)
To: [Rachael Stevie \(CD\)](#)
Cc: [Casey Barney](#); [Jessica Lally](#); [Noah Oliver](#); sepa@dahp.wa.gov
Subject: Re: SE-22-00015 Thorp Landing - Notice of Application
Date: Thursday, April 14, 2022 8:36:44 AM
Attachments: [image001.png](#)

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Good morning,

Thank you for contacting the Yakama Nation Cultural Resources Program regarding the proposed undertaking. The project lies within the traditional lands of the Pshwánapam (Upper Yakama), signatory to the Yakama Treaty of 1855 and represented by the Confederated Tribes and Bands of the Yakama Nation. The project is within both high to moderate areas for encountering archaeological resources. It is within proximity to the ancestral village of k'tata. We recommend a cultural resources investigation of the project area prior to ground disturbing activities.

Regards,

Corrine Camuso
Yakama Nation
Cultural Resources Program Archaeologist
Office 509-865-5121 ext. 4776

From: Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>
Sent: Thursday, April 14, 2022 8:14 AM
To: Ryan McAllister; Kim Dawson; George Long; Julie Kjorsvik; Toni Berkshire; Jesse Cox; Holly Erdman; Lisa Lawrence; Patti Stacey; Candie Leader; Ken Grannan; Environmental Review; Corrine Camuso; Jessica Lally; Noah Oliver; Casey Barney; Jeff Kozma; Jim Matthews; Holly Barrick; DOE - gcle; White, Lori (ECY); formerorchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; Downes, Scott G (DFW); WDFW - Jennifer Nelson; Torrey, Elizabeth M (DFW); sepa@dahp.wa.gov; James E Brooks Library - Jorgenja; James E Brooks Library - Nelmsk; Jeremy Larson; Steph Mifflin; Mau, Russell E (DOH); rivers@dnr.wa.gov; Early, Shane (DNR); sepacenter@dnr.wa.gov; garren.andrews@dnr.wa.gov; martin.mauney@dnr.wa.gov; Allison Kimball (brooksideconsulting@gmail.com); (tribune@nkctribune.com); Terry Hamberg; Megan Woodruff;

From: [Mau, Russell E \(DOH\)](#)
To: [Rachael Stevie \(CD\)](#)
Cc: [Holly Erdman](#); [Smits, Brenda M \(DOH\)](#); [Hayden, Kathryn E \(DOH\)](#)
Subject: RE: SE-22-00015 Thorp Landing - Notice of Application
Date: Friday, April 15, 2022 7:53:33 AM
Attachments: [image001.png](#)

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Ms. Stevie:

The Department of Health (DOH) Office of Drinking Water (ODW) has the following comments or questions:

- The application proposes a driveway to serve “multiple new single family homes” and then the SEPA checklist indicates water as “currently available at the site” – what is this source of water: an existing private well or wells or an existing public water system (Group B or Group A)?
- For water service for these new homes, the development is considered a “project” and water use needs to be considered as a “collective”, whether a series of private wells or a public water system. DOH suggests communicating with the State of Washington Department of Ecology regarding the definition of a “project” and water usage implications.

Depending on the responses to these comments, DOH ODW may have additional comments.

If you have any questions or concerns, please contact DOH, thanks,

Russell E. Mau, PhD, PE

Regional Engineer

Office of Drinking Water

Washington State Department of Health

16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216

Russell.Mau@doh.wa.gov

509-329-2116 | www.doh.wa.gov

From: Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>

Sent: Thursday, April 14, 2022 8:14 AM

To: Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson

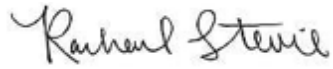
<kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; Julie Kjorsvik

<julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox

<jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence

[External Access: SE-22-00015 Thorp Landing](#)

Thank you and have a great day!



Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
509-962-7637
rachael.stevie.cd@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Holly Erdman](#)
To: [Rachael Stevie \(CD\)](#)
Subject: RE: SE-22-00015 Thorp Landing - Notice of Application
Date: Friday, April 22, 2022 2:30:57 PM
Attachments: [image001.png](#)

Rachael,

Public health has no concerns or comments on this project at this time.

Thank you,

Holly Erdman

From: Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>
Sent: Thursday, April 14, 2022 8:14 AM
To: Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Ken Grannan <ken.grannan@co.kittitas.wa.us>; Yakama Nation - Environmental Review <enviroreview@yakama.com>; Corrine Camuso <Corrine_Camuso@Yakama.com>; Jessica Lally <Jessica_Lally@Yakama.com>; 'Noah Oliver' <Noah_oliver@yakama.com>; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; Jim Matthews <matj@yakamafish-nsn.gov>; barh@yakamafish-nsn.gov; DOE - gcle <gcle461@ecy.wa.gov>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; formerorchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; WDFW - Jennifer Nelson <jennifer.nelson@dfw.wa.gov>; Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>; sepa@dahp.wa.gov; James E Brooks Library - Jorgenja <jorgenja@cwu.edu>; James E Brooks Library - Nelmsk <nelmsk@cwu.edu>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; rivers@dnr.wa.gov; Early, Shane (DNR) <Shane.Early@dnr.wa.gov>; sepacenter@dnr.wa.gov; garren.andrews@dnr.wa.gov; martin.mauney@dnr.wa.gov; Allison Kimball (brooksideconsulting@gmail.com) <brooksideconsulting@gmail.com>; (tribune@nkctribune.com) <tribune@nkctribune.com>; Terry Hamberg <terry@nkctribune.com>; Megan Woodruff <mwoodruff@kvnews.com>; legals@kvnews.com; deborah.j.knaub@usace.army.mil; Hendrix, Leah D <lhendrix@usbr.gov>; mark.a.gradwohl.civ@mail.mil; Kimberly.peacher@navy.mil; robert.d.bright10.civ@army.mil; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; 'steve@snoqualmietribe.us' <steve@snoqualmietribe.us>; 'Guy Moura (HSY)' <Guy.Moura@colvilletribes.com>; 'Aren Orsen (HSY)' <Aren.Orsen.HSY@colvilletribes.com>; sam.rushing@colvilletribes.com; matt.boast@kittitaspud.com; kdkistler@bpa.gov; klarned@fs.fed.us; ken.graham@parks.wa.gov; jacob.prilucik@wsdot.wa.gov; brian.ingalls@pse.com; baileyj@fairpoint.net; martinl@thorpschools.org
Cc: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>; Kelly Bacon (CD)



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff

FROM: Public Works Plan Review Team

DATE: April 27, 2022

SUBJECT: SE-22-00015 Thorp Landing

Public Works SEPA Application Comments:

1. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access. Refer to Chapter 12 of the Kittitas County Code for access requirements.
2. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
3. A grading permit for this project has been applied for, but not reviewed or approved. (GP-22-00008)
4. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcels on this application.
5. A portion of parcels 493233 and 443233 are located in the 100-year and 500-year floodplains. The proposed drive is not located in the regulatory floodplain so a floodplain development permit will not be required. If possible, any future development should remain outside of the floodplain in order to reduce risk and avoid mandatory flood insurance purchase requirements. All activities within the floodplain must be permitted through the floodplain development permit process and follow the regulations within KCC 14.08.

From: [Aren Orsen](#)
To: [Rachael Stevie \(CD\)](#)
Cc: [Guy Moura](#)
Subject: CCT Comments Re: SE-22-00015 Thorp Landing - Notice of Application
Date: Wednesday, April 27, 2022 3:03:50 PM

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Good Afternoon Rachael,

Thank you for consulting with the Confederated Tribes of the Colville Reservation regarding SE-22-00015 Thorp Landing Notice of Application. This project lies outside of our traditional territories. Any concerns we have will be adequately represented by other affected tribes.

Thank you for your time,

Aren Orsen

CCT History/Archaeology

Archaeologist II

Aren.Orsen.HSY@colvilletribes.com

509-978-9064



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

*1250 W Alder St • Union Gap, Washington 98903-0009 • (509) 575-2490
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341*

April 28, 2022

Rachael Stevie
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: SEPA Register 202201742, SE-22-00015

Dear Rachael Stevie:

Thank you for the opportunity to comment during the Optional Determination of Non Significance process for the Thorp Landing Lane shared driveway project, proposed by Thorp Landing, LLC. We have reviewed the documents and have the following comments.

SHORELANDS/ENVIRONMENTAL ASSISTANCE

Thank you for providing the Department of Ecology (Ecology) an opportunity to review and comment on the proposed shared driveway. Development of the parcel could impact Waters of the United States and Water of the State due to the high likelihood of the presence of wetlands on the project site.

Ecology staff has conducted a desk review of the parcel. The review shows signs of hydrology occurring in the area during the growing season and especially during the dry months of the year (June-September).

The agricultural fields appear to be irrigated using the flood irrigation method. While this is effective for watering crops, it also can create wetland conditions. Ecology does regulate irrigation-influenced wetlands.

The collective information suggests wetlands occur on the parcel. Per the Revised Code of Washington (RCW) 90.48.030, the Department of Ecology has the authority to control and prevent pollution of waters of the State. Therefore, Ecology has the ability to request a wetland delineation be conducted on the site to prevent the pollution of state waters. Any wetland habitat found on site (or adjacent to) should be rated using the 2014 Update for the

Rachael Stevie

April 28, 2022

Page 2

Washington State Wetland Rating System for Eastern Washington (Hruby, 2014). Rating scores will be used to determine the width of the County's required upland buffer surrounding any delineated wetlands per their Critical Areas Code.

Ecology recommends the County request a wetland delineation and rating be conducted prior to any development of the parcels. A delineation and rating are needed to determine the presence/absence of wetland habitat on the parcel and the extent of surrounding upland habitat landward of the wetland boundary required for upland buffer habitat, per the County's Critical Area Ordinance.

Mitigation sequencing must be used to avoid and minimize impacts to wetland habitat to the greatest extent possible.

In the event impacts to wetlands and wetland buffers are unavoidable, a compensatory mitigation and monitoring plan must be submitted to the County for review and consideration, per their Critical Area Code.

Discharges into Waters of the State are regulated by the State under the Water Pollution Control Act, RCW 90.48, and Section 401 of the Clean Water Act and could require Ecology's review and authorization.

Placement of fill in wetlands may require an individual or general (nationwide) permit from the U.S. Army of Corps of Engineers (Corps). We advise the applicant to contact the Corps to determine if a permit is needed.

Ecology recommends the County request a qualified professional conduct a formal wetland delineation and rating, prior to any development. The resulting materials should be submitted to Ecology for review and verification. Ecology staff are available to provide technical assistance to the County by reviewing wetland delineations, ratings, and verifying wetland delineations in the field.

Please contact **Lori White**, at (509)575-2616 or lori.white@ecy.wa.gov, should you have any questions regarding the above comments.

WATER QUALITY

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must prevent soil from being carried by stormwater runoff into surface waters, or into stormwater drains that may discharge directly to surface water. Sand, silt, and soil will damage aquatic habitat and are considered pollutants.

Rachael Stevie

April 28, 2022

Page 3

If you have any questions concerning the Water Quality comments, please contact **Wendy Neet** at (509) 454-7277 or email at wendy.neet@ecy.wa.gov .

Sincerely,

A handwritten signature in blue ink that reads "Gwen Clear". The signature is written in a cursive, flowing style.

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepa@ecy.wa.gov



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

April 28, 2022

Rachael Stevie
Planner I
Kittitas County
411 Ruby St. Suite 2
Ellensburg, WA 98926

In future correspondence please refer to:
Project Tracking Code: 2022-04-02753
Property: Kittitas County_Thorp Landing Lane Shared Driveway (SE-22-00015)
Re: Survey Requested

Dear Rachael Stevie:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's [Standards for Cultural Resource Reporting](#). While it appears that the current application is for the driveway only, the SEPA checklist acknowledges that single family homes will be constructed at a later date. We recommend that the entirety of the planned development area is surveyed at this time, in order to prevent delays for the developer in the future.

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the [SOI Professional Qualification Standards in Architectural History](#).

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.



Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).

Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Sydney Hanson". The signature is fluid and cursive, with a long horizontal line extending to the right.

Sydney Hanson
Transportation Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov



From: [Pamela Parker-Rodriguez](#)
To: [Rachael Stevie \(CD\)](#)
Subject: Thorp Landing (SE-22-00015)
Date: Thursday, April 28, 2022 2:56:43 PM

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Rachael,

We received a notice of application for the subject project that has begun adjacent to our property and have comments. If you are not the appropriate person to send this to, please advise who is as the deadline is April 29, 2022.

While we are not in opposition to the development, we do have questions.

Are there other applications in place currently for the development besides the shared driveway?

What plans are in place to eliminate headlight glare into our home as vehicles in the development drive out of the constructed drive, of which the location currently will cause lights shining directly into windows of our residence? We believe some type of barrier (tall trees, etc) will be needed.

Are there street lights proposed?

Obstruction of our views and compromise of privacy is imminent. Where are future residences proposed to be located on the various parcels?

Thank you,
Pamela Parker Rodriguez
9201 N. Thorp Hwy

From: [Nelson, Jennifer L \(DFW\)](#)
To: [Rachael Stevie \(CD\)](#)
Subject: RE: SE-22-00015 Thorp Landing - Notice of Application
Date: Friday, April 29, 2022 11:44:09 AM
Attachments: [image001.png](#)

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Rachael,

Thank you for the opportunity to comment. From the lidar and aerial imagery available, there appears to be a channel that the road will need to cross. While likely used to convey irrigation water and/or as a spillway, this channel continues topographically upstream of all upgradient canals and is likely a modified natural channel that appears to ultimately flow to the Yakima River. We recommend a WDFW site visit to determine whether or not an HPA would be required for the new road's water crossing structure prior to approval.

Thank you for the opportunity to comment and please let me know if you have any questions,
Jen

Jennifer Nelson
Washington Department of Fish and Wildlife
Habitat Program
Ellensburg, WA 98926
(509) 961-6639 Mobile

From: Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>
Sent: Thursday, April 14, 2022 8:14 AM
To: Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Ken Grannan <ken.grannan@co.kittitas.wa.us>; Yakama Nation - Environmental Review <enviroreview@yakama.com>; Corrine Camuso <Corrine_Camuso@Yakama.com>; Jessica Lally <Jessica_Lally@Yakama.com>; 'Noah Oliver' <Noah_oliver@yakama.com>; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; Jim Matthews <matj@yakamafish-nsn.gov>; barh@yakamafish-nsn.gov; Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; ECY RE Former Orchards <formerorchards@ECY.WA.GOV>; Neet, Wendy (ECY) <wnee461@ECY.WA.GOV>; Downes, Scott G

Kittitas County Community Development Services
Attn: Rachael Stevie
411 N Ruby Street, Suite 2
Ellensburg, WA 98926

To whom it may concern,

I'm writing this letter in response to the application for Thorp Landing (SE-22-00015) and the environmental impacts this proposal will have on the current land, adjacent lands, and the community.

In the SEPA checklist submitted, under section three (water), subsection (surface water) the applicant indicated that there are no bodies of water or year-round running water nearby the worksite and roadway project. This is incorrect. On the adjacent property owners parcel (735836), less than 200 feet away from the proposed roadway is a year-round running waterway that is fed by a natural spring. In the summer months this waterway is supplemented to meet irrigation needs with senior water right irrigation water. This waterway drains into the Yakima River. Another hazard to the many springs and drainages that would be present from having a paved roadway is the storm water runoff. The runoff from the pavement has the potential to leach into the groundwater and or surface water and contaminate springs, drainages, irrigation water, and surface waterways. It is especially concerning where the roadway will be near surface waterways.

In addition, under section three (water), subsection (water runoff) the proposed project has the potential to affect historical natural springs and wooden drains that have been in place to ensure water is properly managed and drained into waterways to prevent subbing, seepage, and other adverse effects. In addition, water rights are associated with these springs and these drains ensure those water right holders receive their entitlement to water. Any damage to these springs or drains has the potential to affect water rights. See attached map of locations of springs and their associated parcel and water right holders.

Many of these natural springs originate in or around the proposed roadway project. The Department of Ecology has these springs labeled and entered in a database. These springs have water rights associated with adjacent parcels. Based on the Thorp Landing Parcel Map submitted to CDS, the proposed roadway crosses an established easement in the center of parcel (443233) to deliver spring water to the following parcel (573233). There is an additional easement in the more northern part of parcel 443233 that delivers irrigation water to parcels 573233 and 735836. Excavating and altering the ground near and around this easement could damage underground drain tile and disrupt water service to the parcel in which holds the water right. Damage and diversion of existing water infrastructure that alters and or restricts the flow of water to their water right owner violates RCW 90.03.410 crimes against water code.

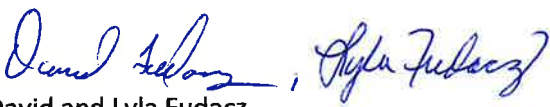
Under section 8 of land use, it is indicated that the proposed community will alter only 24 percent of the existing land in current agriculture use, or 18 of the 75 acres. In the Thorp Landing Parcel Map, it is presented that eight lots will be potentially developed. Currently, based on that map, labeled lots 1 (19593), 2 (19592), 4 (19588), 5 (19589), 6 (19590), and 7 (19591) would make up 18 acres as proposed in the SEPA checklist. However, if you include proposed lots 3 and 8 this would increase the amount of land being taken out of agriculture use. In addition, the proposed Thorp Landing Parcel Map does not meet the current Kittitas County Assessor parcel configuration. Lot 8 and 3 would fall within the current parcel 443233. The parcels 443233 and 493233 must be sold together as they are associated parcels per the Kittitas County Assessor's office. In addition, due to the zoning of Ag 20 these lots would not be able to be reduced or divided any further than 20 acres.

The proposed project also falls on lands that are considered high level archeological sites. The continued excavation and alteration of the lands has the potential to disturb significant Yakama Nation Cultural sites.

Based on the Thorp Landing Parcel Map, the roadway is expanded to encompass a length that runs from Thorp Highway (the main access) to or near Goodwin Road. The exact location that the roadway ends currently has an access permit on file (Permit number AC-21-00169). However, this access permit was submitted and approved for agriculture use. Since this is a residential roadway for several dwellings, an agriculture access would not be appropriate. In addition, accessing this roadway is problematic. Goodwin road is a single lane road with a dead end. The only way back to Thorp Highway would be to travel through the town of Thorp and or taking Thorp Depot Road (a primitive, gravel road). This access if proposed, would also require installing an additional culvert into the waterway that runs parallel with Goodwin Road causing additional issues in a portion of this waterway which experiences yearly flooding during spring melt. As indicated in the SEPA checklist the access for this project is from Thorp Highway, a designated major county roadway and should remain that way.

This project lies within lands that have many historical ground water issues. Please consider the above-mentioned environmental impacts that allowing this project to move forward would have for adjacent landowners and the community of Thorp.

Thank you,


David and Lyla Fudacz


Ryan Fudacz


Jarred Fudacz

ERTS No. 633688

04817

Easement

4817 #1

T18N/R17E-11

1971 #1

4817 #2

2046

1971 #2

04817 01971

Surface water - road

T18N/R17E-12

02046

04398

John Wayne Trailhead

Depot Road

0 500 1,000 2,000

Feet

T18N/R17E-14

T18N/R17E-13

2011 Air Photo



From: [paula.thompson](#)
To: [Rachael Stevie \(CD\)](#)
Subject: Thorp Landing Lane SEPA checklist comments
Date: Friday, April 29, 2022 3:43:36 PM

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The map indicates the proposed Thorp Landing Lane accesses the lots via Thorp Highway S and extends northwest to Goodwin Road. The proposal does not indicate if the residential road will actually access Goodwin Road. The applicant previously applied for and received a road access permit for "agricultural access" only onto Goodwin Road precisely where this residential access road ends at Goodwin Road. County code only allows one access off of county roads for these residential lots. So it must be assumed that the Agricultural road access permit cannot be used to allow the proposed residential Thorp Landing Lane to access Goodwin Road. Agricultural access can be provided via Thorp Highway S negating the need for the agricultural road access permit.

Historically agricultural access to the property has been strictly via Thorp Highway S and now that Thorp Landing Lane will be a paved road traversing the entire property, easily accessing all the agricultural fields, no access is needed via Goodwin Road and the permit for access from Goodwin Road must be revoked. The applicant has no facilities (barns, etc) that need to be accessed off of Goodwin Road.

Of course the applicant failed to identify the stream at Goodwin Road and also the stream to the east of the Thorp Landing Lane and the various springs on the property to the west. No control of soil movement and runoff protection has been placed and the applicant has been excavating and grading and removing soil from the property prior to the date of this SEPA checklist. Soil has been removed and sold from the property, once again violating county code. I guess the county is continuing its "it is easier to ask for forgiveness than permission" policies.

The applicant indicates that there is no archeological resource on the property. This false and soils have been removed that may contain artifacts of concern.

Of concern is what is the real intent of a 3800 foot residential road that cannot access Goodwin Road. The applicant has been landing his plane on the property multiple times in the past two months. The name of the proposed road and past activity of the applicant suggests that the real intent of such a long dead end residential road is actually an airplane land strip. An airport is a conditional use in Ag-20 and this SEPA in no way allows or mitigates the conversion of this residential road to a airport landing strip. This property is surrounded by houses, aerial utilities, intense recreational uses on the Palouse to Cascades trail (including horse riding), livestock production, public school, church, commercial activity at exit 101, Interstate 90, and urban residential densities in the Thorp LAMRID.

The applicant's landings on the property has already spooked neighbors` horses out of their corrals, scared neighbors by banking directly over houses when aborting landings.

Paula J Thompson
551 Goodwin Road

From: [Joy Fields](#)
To: [Rachael Stevie \(CD\)](#)
Date: Friday, April 29, 2022 4:07:21 PM

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Jeffrey Cummings

Joy Fields

Joleanne Spelts

1190 Thorp Depot Rd

PO Box 162

Thorp Wa 98946

Good Afternoon

This is concerning Thorp Landing. We are co-owners of the property on Depot Rd and we are very concerned about the building of houses and water issues. They have put in one well and I have heard that one well is not going to be enough to build what they want to build. Our concern is that if they have to put in more wells to complete this project what is going to happen to the water table and how is this going to affect our well if the water table drops below our own well. Are they going to drill us a new well. I doubt it. How might it affect the water for Thorp as we are not that far from the water tower for Thorp water? Now I am not against growth but I am concerned about water levels as a lot of wells around Thorp are not very deep and how is the drilling of more wells or even the one they have drilled going to affect everyone around them.

Also if I understand right they say there are no water ways to be affected by this building permit and I might be wrong but there is a main ditch that runs along the north side of the property and irrigation that runs through the property that serves farmers next to them not sure on how this will affect those farms.

Thank you for letting us voice our concerns.

Jeffrey Cummings

Joy Fields

Joleanne Spelts

From: [Corrine Camuso](#)
To: [Rachael Stevie \(CD\)](#)
Cc: [Jeremy Johnston](#); [Casey Barney](#); [Jessica Lally](#)
Subject: Re: SE-22-00015 Thorp Landing - Notice of Application
Date: Monday, May 9, 2022 9:28:11 AM
Attachments: [image001.png](#)

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Good morning Rachel,

Could you clarify when the work occurred? It was not clear in the SEPA that this was a code enforcement issue. In other similar cases, there has been a post-cultural resources survey/assessment to ensure no resources were impacted as a result of the activities.

Regards,

Corrine Camuso
Yakama Nation
Cultural Resources Program Archaeologist
Office 509-865-5121 ext. 4776

From: Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>
Sent: Wednesday, May 4, 2022 3:34 PM
To: Corrine Camuso
Cc: Jeremy Johnston
Subject: RE: SE-22-00015 Thorp Landing - Notice of Application

Good afternoon Corrine,

I was just looking for a little more input for this specific project. This is actually a code enforcement case, which means all of the work and ground disturbing activities have already been completed. With that being said, would you still recommend a cultural resources survey since the project has already been completed?

Thank you for your help.

Rachael Stevie