

## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

### NOTICE OF DECISION SEPA ACTION AND PUBLIC HEARING

**To:** Interested County Departments & Agencies with jurisdiction  
Adjacent Property Owners  
Applicant

**From:** Dan Valoff, Staff Planner

**Date:** November 10, 2011

**Subject:** Allwest LLC Cluster Plat (File No.: CL-10-00001)

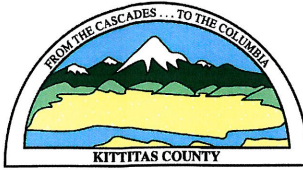
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Please find the attached Determination of Nonsignificance (DNS) for the above referenced project. A Notice of Application for the submitted application was mailed on September 7, 2011.

NOTICE IS HEREBY given that pursuant to 43.21(C) RCW, Kittitas County Community Development Services did on November 10, 2011 make a Determination of Non-Significance (DNS) for Chris Cruse authorized agent for property owner Allwest LLC for a preliminary plat application to subdivide a 50.58 acre parcel via a performance based cluster plat; sixteen one acre lots and one 34.51 acre lot. The subject property is one tax parcel in the Agriculture 3 zone, located north of Manastash Road, west of Midfield Drive and south of Susan Road, Ellensburg, WA in a portion of Section 7, T17N, R18E, WM, in Kittitas County. Assessor's map number: 17-18-07040-0019. The complete application file may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926. Staff Planner: Dan Valoff.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before November 29, 2011 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA 98926. Appeals of SEPA threshold determinations shall be consolidated with appeals of final permit approval, according to 15A.04.020, Chapter [43.21C RCW](#) and Chapter [15.04 KCC](#) (such as a decision to require particular mitigation measures or to deny a proposal). A single simultaneous hearing before one hearing body will consider the agency decision on a proposal and any environmental determinations made, with the exception of the appeal, if any, of a threshold determination of significance.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Hearing Examiner has been scheduled for **December 8, 2011 at 6:00 p.m.** in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.



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### DETERMINATION OF NONSIGNIFICANCE

**File:** Allwest LLC Cluster Plat (CL-11-00001)

**Description:** A 17 lot subdivision of a 50.58 acre parcel via a performance based cluster plat; sixteen one acre lots and one 34.51 acre lot. The potential lots will utilize 2 group B water systems and on-site septic systems..

**Proponent:** Chris Cruse, authorized agent for  
Allwest LLC  
1000 Harvest Loop #300  
Ellensburg, WA 98926

**Location:** North of Manastash Road, west of Midfield Drive and south of Susan Road, Ellensburg, WA in a portion of Section 7, T17N, R18E, WM, in Kittitas County. Assessor's map number: 17-18-07040-0019.

**Lead Agency:** Kittitas County Community Development Services

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 completed environmental checklist and other information on file with the lead agency. This information is available to the public on request, or can be viewed at the Kittitas County Community Development Services website at: <http://www.co.kittitas.wa.us/cds/current/> under "Miscellaneous SEPA Applications"

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 November 29, 2011 by 5:00 PM,

**Responsible  
Official:**

  
\_\_\_\_\_  
Dan Valoff, Staff Planner

**Address:** Kittitas County Community Development Services  
411 North Ruby St., Suite 2  
Ellensburg, WA 98926  
(509) 962-7506 FAX (509) 962-7682

**Date:** November 10, 2011

Pursuant to Chapter 15A.07 KCC, this DNS may be appealed by submitting specific factual objections in writing with a fee of \$500.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00 PM, November 29, 2011. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.