



## 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”

### NOTICE OF SEPA ACTION

**To:** Applicable Agencies  
Parties of Record  
Applicant

**From:** Jamey Ayling, Planning Manager

**Date:** October 16, 2024

**Subject:** CP-24-00002 Springtree Ranch, LLC – SEPA MDNS

NOTICE IS HEREBY given that pursuant to WAC 197-11-350 and RCW 43.21C.030(2)(c), Kittitas County Community Development Services did, on October 16, 2024, issue a Mitigated Determination of Non-Significance (MDNS) on the proposed SEPA application submitted by Pat Deneen. The applicants are proposing a rezone of three tax parcels totaling 27.27 acres currently zoned Ag 5 with a Rural Working Land Use to rural Rec and PUD Zoning. Parcel# 376334, 386334, and 396334 located at 1890 Nelson Siding Road in Section 27, T.20N, R.14E, W.M.; Kittitas County.

The lead agency for this proposal has determined that the proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C and WAC 197-11-350. This decision was made after review of a SEPA environmental checklist, and other information on file with the lead agency. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. The complete application file is available to the public on request or may be viewed at Kittitas County Community Development Services at 411 North Ruby St, Suite 2 Ellensburg, WA 98926, or on the county website. <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> (comp plan amendments, View Active Applications, file number CP-24-00002 Springtree Ranch, LLC).

Any action to set aside, enjoin, review, or otherwise challenge such action on the grounds of non-compliance with the provisions of Chapter 43.21C RCW (State Environmental Policy Act) and pursuant to Chapter 15A.07.010 KCC, may be appealed by submitting specific factual objections in writing with a fee of \$1670.00 to Kittitas County Community Development Services, 411 North Ruby Street, Suite 2, Ellensburg, WA 98926. **Timely appeals must be received no later than 5:00pm, October 31, 2024.**

Direct questions regarding this proposal to:

Jamey Ayling  
411 N. Ruby St. Suite 2  
Ellensburg, WA. 98926  
509-962-7065  
[jamey.ayling@co.kittitas.wa.us](mailto:jamey.ayling@co.kittitas.wa.us)