



## 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"

March 7, 2025

Prophet Elijah Antiochian Orthodox Church  
PO Box 1210  
Ellensburg, WA 98926

Jim Dymont  
305 E First St, Unit 567  
Cle Elum, WA 98926

### RE: Prophet Elijah Church SEPA Checklist (SE-25-00004) – Deemed Incomplete

Parcel #'s: 026833

Dear Jim Dymont,

Kittitas County Community Development Services received a State Environmental Policy Act (SEPA) checklist on February 21, 2025, to construct an addition to an existing building, improve the parking lot, establish 54 parking spaces, make landscaping improvements and establish a religious institution as part of conditional use permit (CU-24-00008 Prophet Elijah Church). The property is zoned urban residential zoning with urban land use. The property is located within the Urban Growth Area. Parcel # 026833 is located at the intersection of W. 1<sup>st</sup> St & N. Dennis St, in Ellensburg, WA in SEC 2 TWP 17 RGE 18; NW ¼ SW ¼ in Kittitas County. CDS has reviewed your submitted materials and has determined that the application submittal packet is not complete and additional information is required.

**Required Information:** Before staff can continue review of your application, please provide the following documentation and information:

1. SEPA checklist item 9(a) under Housing asks "Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing." The applicant responded with "*As this conditional use application is for a **guest ranch** there will be no permanent housing units planned, built, or provided.*" The conditional use permit references establishing a religious institution, not a guest ranch. Please update this item to reference the intended use.
2. SEPA Checklist Item 14(e) asks "How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? The applicant responded with "*Traffic impacts will be predominately on Sunday at approximately 0930 and will gradually conclude between 1200-1600 hrs gradually. This would be about **409-50** cars on Sundays. Outside of Sundays, generally, we would expect 5-10 cars a day for weekday services and needs.*" Please update the number of cars anticipated on Sundays.
3. SEPA Checklist item 3(a)(1) under Water asks "Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into." The applicant

responded with “*Wilson Creek is adjacent to the property line. **Wilson Creek** flows into the Yakima River.*” Please update this sections 3(a)(1), 3(c)(a) and any other place Wilson Creek is referenced.

Upon receipt of the necessary materials outlined above, CDS will continue processing your application. This application shall expire at 5pm on September 3, 2025 if the above information is not submitted in accordance with KCC 15A.03.040(1)(b).

If you have any questions regarding this matter, I can be reached by e-mail at [bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us) or phone at 509-962-7539.

Sincerely,  
Bradley Gasawski  
Planner I  
Kittitas County Community Development Services  
411 N Ruby St # 2, Ellensburg, WA 98926

cc:

*via email*