



## 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 APPLICATION

**Notice of Application:** Thursday, August 15, 2024

**Application Received:** Friday, June 28, 2024

**Application Complete:** Friday, July 26, 2024

**Project Name File Number:** Spring Tree Ranch Rezone (RZ-24-00002 / CP-24-00002)

**Applicant:** Spring Tree Ranch LLC (Owner)

**Agent:** Pat Deneen

**Location:** Tax Parcel numbers 376334, 386334, 396334, (949862, 949863 -TDR Sending Site) located at 1890 Nelson Siding Road, in Section 27, Township 20, Range 14 in Kittitas County.

**Proposal:** Spring tree Ranch LLC is proposing to rezone their 3 parcels, equaling 27.27 acres, currently zoned Agriculture 5 to Planned Unit Development. The rezone will allow the current use of the property to be consistent and compatible with the zoning code, as well as allow future expansion of existing uses. A comprehensive plan amendment (CP-24-00002), rezone application (RZ-24-00002), and SEPA checklist were submitted as part of the application packet. This project is being processed through the 2024 Annual Comprehensive Plan Docket process.

**Materials Available for Review:** The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx>, under "Rezones" under permit number "RZ-24-00002 Spring Tree Ranch" Phone: (509) 962-7506

**Written Comments** on this proposal can be submitted to CDS any time prior to **5:00p.m. on Friday, September 13, 2024**. Any person has the right to comment on the application and request a copy of the decision once made. Appeals of the rezone and comprehensive plan amendment decisions must be filed within 60 days of the publication of the final decision (action) with the Eastern Washington Growth Management Hearings Board.

**Environmental Review:** Notice is hereby given that pursuant to RCW 43.21C and WAC-197-340(2), Kittitas County Community Development Services did on August 15, 2024, make a Determination of Non-Significance (DNS) for the Spring Tree Ranch Non-Project Specific Rezone & Comprehensive Plan Amendment. (RZ-24-00002 & CP-24-00002) Written comments from the public regarding the threshold determination may be submitted to the Kittitas County Community Development Services at no later than August 30, 2024 at 5:00pm (PDT), after which the lead agency will then: retain, modify, or withdraw the decision pursuant to 43.21C RCW (State Environmental Policy Act) and WAC 197-11-340(2).

**Public Hearing:** This project is being reviewed through the 2024 Annual Comprehensive Plan Docket Process. Therefore an open record hearing will be scheduled to be held before the Kittitas County Planning Commission at a date to be determined. Public Hearing Notices for the 2024 Annual Comprehensive Plan Docket Process will be issued establishing the date, time and location of these hearings.

**Designated Permit Coordinator (staff contact):** Jamey Ayling, Planning Manager: (509) 962-7065; email at [jamey.ayling@co.kittitas.wa.us](mailto:jamey.ayling@co.kittitas.wa.us)