



KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

Affidavit of Mailing

PROPOSAL NAME: Hutchinson Non-Project Rezone (RZ-18-00001 & CP-18-00001)

NOTIFICATION OF: SEPA Determination

NOTIFICATION MAIL DATE: October 3, 2018

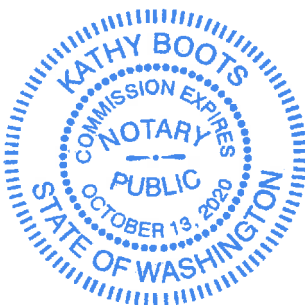
I certify that the following is true:

- SEPA Determination has been mailed to all interested parties
- SEPA Determination will be published in the newspaper of record as required per Kittitas County code

Signature

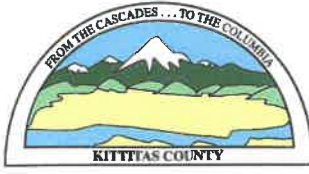
Chelsea Benner
Community Development Services Planner
County of Kittitas
State of Washington

Subscribed and sworn to before me this 3rd day of October 2018.



Kathy Boots
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: October 13, 2020



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DETERMINATION OF NONSIGNIFICANCE

- File:** Hutchinson Rezone & Comprehensive Plan Amendment (RZ-18-00001 & CP-18-00001)
- Description:** This rezone proposal is to change a 58 acre piece of property currently zoned Urban Residential to Forest and Range to match the surrounding properties. 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-18-00001), rezone application (RZ-18-00001), and SEPA checklist were submitted as part of the application packet.
- Proponent:** Hutchinson Properties LLC
PO Box 938
Ellensburg, WA 98926
- Location:** Tax parcel 261033, located northwest of the city of Ellensburg off of US 97 in Section 28, T.18N, R.18E, W.M.; Kittitas County parcel map number 18-18-28030-0005.
- 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/planning/> under "Land use, Rezones, and RZ-18-00001."

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 10 working days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21 RCW, shall be commenced on or before **October 18, 2018 at 5pm**. To the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg WA 98926

Responsible Official:  Lindsey Ozbolt

Title: Planning Official

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

Date: October 3, 2018

Pursuant to Chapter 15A.07 KCC, this DNS may be appealed by submitting specific factual objections in writing with a fee of \$1400.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00pm, October 18, 2018. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.



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“Building Partnerships – Building Communities”

NOTICE OF SEPA ACTION

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

From: Chelsea Benner, Staff Planner

Date: October 3, 2018

Subject: Hutchinson Non-Project Rezone (CP-18-00001 & RZ-18-00001)

NOTICE IS HERBY given that pursuant to RCW 43.21C, Kittitas County Community Development Services did on October 3, 2018 make a Determination of Non-Significance (DNS) for the Hutchinson Non-Project Specific Rezone (RZ-18-00001). This rezone proposal is to change a 58 acre piece of property currently zoned Urban Residential to Forest and Range to match the surrounding properties. 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-18-00001), rezone application (RZ-18-00001), and SEPA checklist were submitted as part of the application packet. This project is being processed through the 2018 Annual Comprehensive Plan Docket process.

A copy of this threshold determination will be available to the public upon request. Amendments being proposed may be viewed on the Kittitas County website and at Community Development Services, 411 N. Ruby Street in Ellensburg. Staff Planner: Chelsea Benner

This information is available to the public on request, or can be viewed on the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> “Rezoning”, then “RZ-18-00001.”

Written comments from the public regarding the threshold determination may be submitted to the Kittitas County Community Development Services no later than October 18, 2018 at 5:00pm, 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).

Hutchinson Properties LLC
PO Box 938
ELLENSBURG, WA 98926

Jeff Slothower
PO Box 1088
ELLENSBURG, WA 98926

Notice of SEPA Action
Non-Project Rezone RZ-18-00001

Notice is hereby given that pursuant to RCW 43.21C, Kittitas County Community Development Services did on October 3, 2018 make a Determination of Non-Significance (DNS) for the Hutchinson Non-Project Specific Rezone (RZ-18-00001). This rezone proposal is to change a 58 acre piece of property currently zoned Urban Residential to Forest and Range to match the surrounding properties. 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-18-00001), rezone application (RZ-18-00001), and SEPA checklist were submitted as part of the application packet. This project is being processed through the 2018 Annual Comprehensive Plan Docket process.

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Written comments from the public regarding the threshold determination may be submitted to the Kittitas County Community Development Services no later than October 18, 2018 at 5:00pm, 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). This may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA.

Dated: October 3, 2018

Publish Daily Record: October 3, 2018 and October 10, 2018

Publish NKC Tribune: October 4, 2018