



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Building Partnerships; Building Communities

SEPA DETERMINATION OF NONSIGNIFICANCE

- File:** Spring Tree Ranch Rezone (RZ-24-00002 / CP-24-00002)
- Description:** Spring Tree Ranch LLC is proposing to rezone their 3 parcels, equaling 27.27 acres, currently zoned Agriculture 5 to Planned Unit Development and including a transfer of development rights. 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.
- Proponent:** Spring Tree Ranch
1890 Nelson Siding Road
Cle Elum, WA 98922
- 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.
- Lead Agency:** Kittitas County Community Development Services

The lead agency for this proposal has determined that it will 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/land-use/default.aspx> under “Rezones” and project file number “RZ-24-00002 Spring Tree Ranch”.

This DNS is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the date of issuance. You may submit comments on this proposal to [cgs@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us) or the address below before 5:00 PM (PDT) on **August 30, 2024**. After the 14 days, the county will either retain, modify, or withdraw the decision pursuant to WAC 197-11-340(2). Appeal information will be provided with the final decision. For information on the comment process or other issues related to this proposal, please contact Jamey Ayling, Planning Manager, at 509-962-7065 or jamey.ayling@co.kittitas.wa.us

Responsible

Official:

Jamey Ayling

Title: Kittitas County Community Development Services Planning Manager

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

Date: August 15, 2024