



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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Office (509) 962-7506

Building Partnerships; Building Communities

### SEPA MITIGATED 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. 5 acres along the western property boundary of the 27 will remain Agriculture 5 zoning. 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 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 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.030 (2) (c) and WAC 197-11. This decision was made after review of a SEPA environmental checklist and other information on file with the lead agency, after considering voluntary mitigation measures which the lead agency or the applicant will implement as part of the proposal, and after considering mitigation measures required by existing laws and regulations that will be implemented by the applicant as part of the Kittitas County permit process. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public on request.

The lead agency has determined that certain mitigation measures are necessary in order to issue a Mitigated Determination of Non-Significance (MDNS) for this proposal. Failure to comply with the mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. The mitigation measures include the following:

#### **Earth**

- 1) The applicant shall obtain a Forest Practice Application if required from the Department of Natural Resources if tree removal is associated with construction activity on the property.

#### **Transportation**

- 1) The applicant shall adhere to all applicable regulations as set forth in the current Kittitas County Road Standards.

- 2) The Kittitas County Grading Ordinance requires a permit if grading activity in excess of 100 cubic yards occurs pursuant to KCC 14.05. Contact Kittitas County Public Works for information relating to permitting at 509-962-7523.

### **Water and Waste Disposal**

- 1) Adequate proof of water availability to serve proposed projects shall be provided to Kittitas County Water Resources to satisfy all requirements prior to or at the time of building permit submittal.
- 2) Applicant shall maintain the Little Creek Irrigation Ditch which benefits the applicants property by providing irrigation and stock water. Any new facility construction shall not negatively impact the integrity or functionality of the Little Creek Irrigation Ditch.

### **Building**

- 1) All structures will meet Kittitas County Code Title 14
- 2) Applicant shall apply for a demolition permit from the Kittitas County Building Department prior to removing the structure located at 1942 Nelson Siding Road.

### **Fire**

- 1) All structures must have adequate fire apparatus access.
- 2) All future development must comply with the International Fire Code (IFC) and Appendices

### **Critical Areas**

- 1) All streams as mapped in the National Wetlands Inventory shall be identified and setbacks retained as defined in Kittitas County Critical Areas Ordinance 17A for any proposed development in or upon the subject property.

### **Cultural Resources and Historic Preservation**

- 1) Should ground disturbing or other activities related to the proposed project result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State DAHP. Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.

### **Other**

- 1) The applicant shall refrain from holding any events that generate more than 10 vehicle trips on Sunday afternoons from June 1 to September 1, until traffic issues are resolved or an event permit application is approved as required by Kittitas County.
- 2) The applicant shall incorporate a parking plan into the Final Development Plan, which shall require approval from Kittitas County in accordance with KCC 17.36.

This MDNS is issued under WAC 197-11-350; 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 31, 2024 at 5:00 pm.

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:** October 16, 2024

