



**COMMUNITY DEVELOPMENT DEPARTMENT  
501 N. Anderson St., Ellensburg, WA 98926**

March 26, 2024

**Agencies with Jurisdiction: Second Notice of Application and Issuance of Preliminary Mitigated Determination of Non-Significance (MDNS)**

**RE: #P23-116**, a SEPA Environmental Checklist submitted by Pooya Roohani, P&P Homes, LLC, property owner. This is for the proposed 44 lot long plat, Pierce Plat Subdivision. The proposed plat is located on multiple two parcels totaling approximately 18.17 acres, and includes 44 lots, 1 access tract, and 2 open space tracts. The project site has wetlands and wetland buffers associated with Mercer Creek, which runs north-south, and includes 100-year floodplain within the eastern portion of the parcels.

The proposed subdivision is located along the east side of Airport Road, north of Countryside Avenue, south of Falcon Road. The proposed work is located on two parcel ID#'s 136233 & 959777, in Residential Suburban (R-S) zoning within the Airport Overlay (A-O) zone.

The Community Development Department will complete its review of this project after the comments deadline of **5:00pm Tuesday, April 16, 2024**. The City is utilizing the Standard SEPA - MDNS process set forth in WAC 197-11-350, will review the proposed project for probable adverse environmental impacts, and expects to issue a Mitigated Determination of Non-significance. If you have any comments on the proposed project and/or the SEPA Checklist, please submit them to our department by mail to the address listed above, or via email to [johnsons@ellensburgwa.gov](mailto:johnsons@ellensburgwa.gov) by **5:00 pm on Tuesday, April 16, 2024**.

Cordially,

A handwritten signature in blue ink that reads "Shannon D. Johnson".

Shannon D. Johnson  
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