



COMMUNITY DEVELOPMENT DEPARTMENT

501 N. Anderson St., Ellensburg WA 98926
Land Use Permitting (509) 962-7231 Construction Permitting (509) 962-7239
comdev@ellensburgwa.gov permits@ellensburgwa.gov

STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF SIGNIFICANCE AND
REQUEST FOR COMMENTS ON SCOPE OF ENVIRONMENTAL IMPACT STATEMENT

Date of issuance: September 11, 2025

Lead agency: City of Ellensburg Department of Community Development

Agency Contact:

Stacey Henderson, Planning Manager
City of Ellensburg Department of Community Development
(509) 925-8608
hendersons@ellensburgwa.gov

Description of Proposal: The City of Ellensburg is undertaking a Comprehensive Plan and Development Regulations Update in accordance with the Growth Management Act (GMA). The City is required to complete its review and update of the Comprehensive Plan elements and development regulations by December 31, 2026. The City proposes to adopt a new Comprehensive Plan as a result of the update process.

Location of Proposal: The proposed action encompasses all of the City of Ellensburg and its Urban Growth Area (UGA).

Proponent & Lead Agency: The proponent and lead agency of the proposal is the City of Ellensburg.

EIS Required: The City has determined that this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c) and will be prepared.

Elements of the Environment to be Addressed: The lead agency has identified the following areas for discussion in the EIS:

- Land Use
- Housing
- Public Services and Utilities
- Transportation
- Historic and Cultural Resources
- Biological Resources and Critical Areas



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- Water Resources
- Climate Change

Alternatives: A comparative evaluation of alternative courses of action will be included in the EIS. Alternatives are anticipated to include a No Action Alternative and two other alternatives that would consider different approaches to accommodating growth.

Under the No Action Alternative, the City would not adopt a new Comprehensive Plan, and the goals, policies, and growth projections in the existing City of Ellensburg Comprehensive Plan would be carried forward.

Action Alternative 1: Distributed Growth would distribute growth throughout the City by revising development regulations to allow new uses or increased density as necessary to meet growth projections, making only minor changes to zoning boundaries, and possibly expanding the UGA. Action

Alternative 2: Focused Growth would increase density in targeted areas (such as nodes and clusters), make more extensive zoning boundary changes to create capacity for areas of needed growth, and increase density and allowance of different housing and mixed use types in specific neighborhoods. Zoning changes could encourage neighborhood mixed use growth in some areas and focus on industrial and commercial growth in other areas.

Scoping: Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. The method and deadline for giving us your comments is:

Provide your written comments by 5:00 pm on **Thursday, October 2, 2025**.

Send Comments to **SEPA Responsible Official:**

Stacey Henderson, Planning Manager
City of Ellensburg Department of Community Development
501 North Anderson Street
Ellensburg, WA 98926

Signature: Stacey Henderson

Date: September 11, 2025

(electronic signature or name of signor is sufficient)



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Appeal process: You may appeal this determination of significance per ECC 15.270.200. You should be prepared to make specific factual objectives. Contact Stacey Henderson, (509) 925-8608 or hendersons@ellensburgwa.gov, to read or ask about the procedures for SEPA appeals.