



COMMUNITY DEVELOPMENT DEPARTMENT

501 N. Anderson St., Ellensburg WA 98926

Land Use Permitting (509) 962-7231
comdev@ci.ellensburg.wa.us

Construction Permitting (509) 962-7239
permits@ci.ellensburg.wa.us

December 18, 2025

Agencies with Jurisdiction: Notice of Application and SEPA Checklist

Re: P25-128, P25-129, P25-130, & P25-132: a Critical Area Review, Design Review, Design Departure, and SEPA Environmental Checklist for the proposed development of an automatic car wash facility and associated improvements. The project is located on S Opportunity St off Umptanum Rd, Parcel ID #956115. The subject property is zoned Commercial Highway (C-H).

The City of Ellensburg Community Development Department will complete its review of this project after the comment deadline of **January 12, 2026**. The City expects to issue a **Determination of Non-Significance (DNS)** for this proposal. The Optional DNS process is being used per WAC 197-11-355, meaning this may be the only opportunity for comment on the environmental impacts of the proposal. Mitigation measures may be required under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained from the City upon request.

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 pedersenc@ellensburgwa.gov, by **5:00 pm on January 12, 2026**.

Regards,

Chace Pedersen

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