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## State Environmental Policy Act

### MITIGATED DETERMINATION OF NONSIGNIFICANCE

**File:** Conditional Use Permit (CU-22-00002), Calvary Ellensburg

**Description:** Calvary Ellensburg has submitted for an expanded church use on their property consisting of two phases. The proposed project would be split into two (2) phases proposes for the following years; Phase 1 would take place in years 2022-2024 while Phase 2 would take place in years 2024-2032.

Phase one (1) would add a new 15,000 square foot sanctuary, 800 square foot breezeway, 350 square foot stage addition to the existing 6,000 square foot sanctuary. Phase one also includes a 1,625 square foot portable classroom and engineered parking area.

Phase two (2) would include construction of an outdoor pavilion and outdoor stage area along with a restroom building. It would also include a commercial grade park structure, multi-purpose building of up to 10,000 square feet and expand the parking lot. It would also include various sports courts.

The property is located in an Urban Residential zone within the City of Ellensburg's Urban Growth Boundary. The designated land use is Urban. The proposed use is permitted in this zone with a Conditional Use Permit under KCC 17.15.080.

**Proponent:** Calvary Ellensburg (Landowner). Robert Doobovsky (Authorized Agent)

**Location:** The project is located at 840 Cowboy Ln, Parcels 064734 and 194734 located approximately .45 miles east of the intersection of Pfenning Road and Vantage Hwy, In Section 31, Township 18, Range 19, W.M; Kittitas County assessor's map numbers 18-19-31030-0043 and 18-19-31030-0031.

**Lead Agency:** Kittitas County Community Development Services

The lead agency 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, reasonable use application, comments from various agencies and other information on file with the lead agency. 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:

1. The applicant shall conform to the approved plan and conditions from their reasonable use application (RU-22-00003) and mitigation report prepared by Geoffrey Gray of GG

Environmental on October 4, 2022. The buffer enhancement shall be as shown in the mitigation plan with plants. An as-built report shall be submitted to the County within 30 days of installation of plants. This installation shall occur in late fall to early winter (before ground freezes) or in the spring once irrigation flow returns to the East Branch of Lyle Creek. The plants shall be installed within a year of getting preliminary conditional use permit approval.

2. The applicant shall provide a monitoring report from a qualified professional every year for 3 years after the installation of plants identified in the report.
3. If a fish screen is installed at the East branch of Lyle Creek at Judge Ronald Road, the County will not regulate critical area setbacks for the East Branch of Lyle Creek on Calvary Ellensburg's property and condition 1 & 2 in this SEPA determination will be nullified. The fish screen must be compliant with Washington Department of Fish and Wildlife (WDFW) standards and receive all appropriate permits. Confirmation this has been done from WDFW will be required.
4. The applicant shall contact the Department of Ecology to see if an NPDES Construction Stormwater Permit is needed. Applicant shall show in writing that this effort was made. If Department of Ecology requires a NPDES, the applicant shall obtain one and provide a copy to the County.
5. Any grading over 100 cubic yards of material requires a grading permit through Kittitas County Public Works. Any grading in excess of 500 cubic yards shall be accompanied by an engineered grading plan. All conditions must be met in any approved grading permit.
6. Engineered stormwater plans shall be required for the entire property as the applicant is proposing over 5,000 square feet of impervious surface (this can be done in phases). The stormwater system shall comply with the Stormwater Management Manual for Eastern Washington (SWMMEW). Plans must be submitted to Public Works for review and approval.
7. All outdoor activities involving sound such as amplified speaking and music (such as outdoor services) that would violate the noise ordinance under KCC 9.45 shall require a noise variance from the Board of County Commissioners under KCC 9.45.070.
8. The applicant/owner shall connect to the City of Ellensburg Water and Sewer Service within two years of final conditional use permit approval or provide documentation on why it can't be accomplished and date it will be done by. Adequate water and sewage disposal for buildings must be provided for at time of building permit submittal.
9. Should ground disturbing or other activities related to the grading and clearing 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 Department of Archaeology and Historic Preservation (DAHP) as well as the Snoqualmie Tribe. 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.
10. The applicant shall comply with all local, State and Federal environmental standards and regulations in place at the time of building application submittal.

The above stated mitigation conditions listed above will be provided within conditions of recommendation of the decision of the conditional use permit.

This Mitigated DNS (MDNS) is issued under WAC 197-11-355; 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's procedural compliance with the provisions of Chapter 197-11 WAC shall be commenced on or before **5:00 pm, November 18, 2022.**

**Responsible Official:**   
Dan Carlson

**Title:** Kittitas County Community Development Services Director

**Address:** Kittitas County Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA. 98926  
Phone: (509) 962-7506

**Date:** November 3, 2022

**Pursuant to Kittitas County Code Chapter 15, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$1550.00 to Kittitas County Community Development Services, 411 N Ruby St., Suite 2, Ellensburg, WA 98926. Timely appeals must be received within 10 working days, or no later than 5:00 PM, November 18, 2022. Aggrieved parties are encouraged to contact the CDS at (509) 962-7506 for more information on appeal process.**