

Kittitas County Community Development Services

Darryl Piercy, Director

SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE

File: Crowe Rezone File No. Z-05-08

Description: Zone Change of Approximately 22.84 Acres from Agricultural-20 to Agricultural-3 zoning

Proponent: Bob Crowe, landowner

Location: Location: North of Manastash Rd and East of Strande Rd, 3201 Manastash Rd., Ellensburg, WA 98926, within the southeast quarter of Section 8 of T.17N., R.18E., W.M. in Kittitas County. The rezone applies to Assessor's tax parcel number 17-18-08054-0002

Lead Agency: Kittitas County Community Development Services

The lead agency for this proposal has determined that it does 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). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance 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. These mitigation measures include the following:

I. Transportation

- A. Any future subdivision or development of the properties involved within this rezone (Z-05-08) may result in the enactment of road standards review and required road improvements by the Kittitas County Department of Public Works.

II. Surface Water

At the time of project action activities such as road widening, clearing, grading, fill work, and utility placements may require an NPDES Construction Stormwater Permit from the Washington State Department of Ecology (DOE) prior to the start of construction. This permit requires the completion of a Stormwater Pollution Prevention Plan and a 38 day application process. Please contact Ray Latham at the DOE in Yakima for permit requirements.

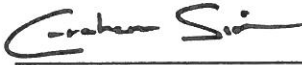
III. Water

- A. Any future platted subdivision of the properties contained within this rezone must show proof of potable water supplies. Available water supplies on site may not support a higher density development than is currently allowed under the Agricultural-20 zoning.

IV. Environmental Health

- A. Any future platted subdivision of the properties contained within this rezone must satisfactorily address sewage disposal and water availability in accordance with local and state regulations.

This MDNS is issued under WAC 197-11-350. The lead agency will not act on this proposal for 15 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 within 10 working days (on or before 5:00 PM, October 24th, 2005).

Responsible Official: 
Graham Simon

Title: Staff Planner

Address: Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
(509) 962-7024 FAX 962-7682

Date: October 6, 2005

Pursuant to Chapter 15A.07 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$300.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00 PM, October 24, 2005

Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.