



SEPA

MITIGATED DETERMINATION OF NONSIGNIFICANCE

File: Gerard Rezone File No. Z-07-05

Description: Zone Change of approximately 40.65 acres from AG-20 to AG-5.

Proponent: Donald S. Gerard

Location: Approximately 2 miles north of the City of Ellensburg, located north of Hungry Junction Road on Tipton Road, within a portion of Section 14, T18N., R18E., W.M. in Kittitas County. Tax parcel numbers 18-18-14057-0001,0002, 0003 and 0004.

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 land use action or subdivision of the properties involved with this rezone will result in the enactment of road standards review. After this review is enacted, certification that road improvements comply with all applicable Kittitas County Road Standards, 9/6/05 edition, is required from an engineer licensed in the State of Washington before any building permits are issued.

II. Public Services

A. Any future development must comply with International Fire Code (IFC) and Appendices.

III. SEPA Review

A. Any future subdivision or development of the properties involved within this rezone will be subject to additional SEPA review regardless of exemptions.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

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 on or before 5:00 PM, Tuesday July 3, 2007.

**Responsible
Official:**



Mike Elkins

Title: Staff Planner

Address: Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
(509) 962-7506 FAX 962-7682

Date: June 14, 2007

Publish: June 18, 2007; June 25, 2007

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, Tuesday July 3, 2007. Aggrieved parties are encouraged to contact the Board of County Commissioners at (509) 962-7508 for more information on appeal process.