

## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

### State Environmental Policy Act MODIFIED MITIGATED DETERMINATION OF NONSIGNIFICANCE

- Description:** Douglas Stalder, landowner, has applied for a SEPA permit to construct a mini storage facility approximately 16,340 square feet.
- Proponent:** Douglas Stalder, landowner.
- Location:** The project is located on Parcel #024734, Township 18 Range 19 Sec. 31. The property resides on the NE corner of the Vantage Highway and Phенning Road intersection at 1801 Vantage Highway. Approximate acreage is 1.03.
- Lead Agency:** Kittitas County Community Development Services

On June 5, 2017, the lead agency for this project issued a Mitigated Determination of Non-Significance (MDNS) for this proposal, with a two-week comment period. Based on comments submitted during the comment period, the lead agency is hereby modifying the MDNS as follows.

The lead agency for this proposal 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 and other information on file with the lead agency, after considering voluntary mitigation measures which the lead agency or the applicant will implement as part of the proposal, and after considering mitigation measures required by existing laws and regulations that will be implemented by the applicant as part of the Kittitas County permit process. 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:

#### I. Fire

- A. Future site development shall meet all setback and fire code requirements including a rear setback of 12 feet minimum or approval by Kittitas County Fire Marshall should the no setback option be implemented (KCC 17.32.060).
- B. A minimum of one on-site fire hydrant shall be provided to the satisfaction of the Kittitas County Fire Marshal prior to any above-ground combustible construction.

**II. Building**

- A. Road frontage improvements meeting the City of Ellensburg Development Standards shall be constructed on Phенning Road and Vantage Highway to the satisfaction of the City of Ellensburg prior to certificate of occupancy for any of the proposed structures.

**III. Sewer**

- A. The proposed site plan shall be revised so that proposed driveways and/or access lanes are not constructed over the existing septic tank/drainfield system serving the existing residence,

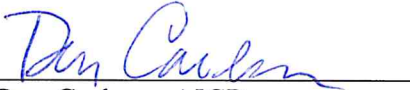
-OR-

The septic tank/drainfield system shall be abandoned in accordance with Kittitas County and State of Washington codes and the property shall connect to the City of Ellensburg sewer system.

**IV. Additional Notes**

- A. Connection to any of the City of Ellensburg’s water, sewer, or electrical services would require connection to all three respective city utilities as described in ECC 9.25.030

The above stated mitigation conditions pertain to SEPA Permit SE-17-00005 Stalder.

**Responsible Official:**   
Dan Carlson, AICP  
**Title:** Community Development Services Director  
**Address:** Kittitas County Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA. 98926  
Phone: (509) 962-7506 Fax: (509) 962-7682  
**Date:** July, 6 2017

This Mitigated DNS is issued under WAC 197-11-355 and WAC 197-11-390; 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, July 21, 2017.**

**Pursuant to Chapter 15A.04.020 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$500.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received within 10 working days, or no later than 5:00 PM, July 21, 2017. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.**