



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Building Partnerships; Building Communities

MITIGATED DETERMINATION OF NONSIGNIFICANCE

File: SEPA Checklist (SE-22-00065)
Bowers Field Ph. 1 SEPA Application

Description: The applicant, Airport Holdings, LLC, is proposing to construct aircraft hangar facilities to house a fixed-base operator (FBO), aircraft repair shop, county airport maintenance facility, and other commercial aircraft storage and business needs. The project is to consist of two phases with two buildings in each phase. The subject project location is in Light Industrial zoning in the Airport Overlay Zone.

Proponent: Airport Holdings, LLC
1410 W Dolarway Road
Suite 301
Ellensburg, WA 98926

Location: Tax parcels 955321, 955322, 955323, 955324, 955325, 955326, 955327, and a portion of 961148. The project is located at the Kittitas County Airport (Bowers Field), approximately 0.44 miles east of the intersection of Airport Road and West Bowers Road, in Section 24, Township 18, Range 18 in Kittitas County.

Lead Agency: Kittitas County Community Development Services

The lead agency for this proposal has determined that it 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 completed environmental checklist, and other information on file with the lead agency. This information is available to the public on request or can be viewed at the Kittitas County Community Development Services website at: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> under "Miscellaneous SEPA Applications" using the file number "SE-22-00065 Bowers Field Ph. 1."

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 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) Any grading over 100 cubic yards of material shall require 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.
- 2) The applicant shall be required to adhere to the Eastern Washington Stormwater Manual.
- 3) The applicant shall contact the Department of Ecology to determine if a NPDES Construction Stormwater Permit is needed. Applicant shall show in writing that this effort was made. If the

Department of Ecology requires a NPDES Construction Stormwater Permit, the applicant shall obtain one and provide a copy to Kittitas County.

- 4) At the time of building permit issuance, if the project is located in the 100-year floodplain as determined by the Flood Insurance Rate Map, a flood permit issued by Kittitas County Public Works shall be required.
- 5) All development must comply with International Fire Code (IFC) and Appendices.
- 6) The applicant shall work with the Kittitas County Airport to ensure construction does not violate any airport rules and regulations and construction results in no vertical penetration of height-restricted zones.
- 7) Civil plans shall be submitted to the City of Ellensburg and Kittitas County for joint review.
- 8) The applicant shall obtain appropriate permits for any work being done on or around a City of Ellensburg utility and shall have proper insurance and bonding on file with the City.

This 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 on the grounds of noncompliance with the provisions of Chapter 43.21 RCW, shall be commenced on or before **January 6, 2023 at 5 pm.**

Questions or Comments regarding this determination can be directed to Chace Pedersen, (509) 962-7637, chace.pedersen@co.kittitas.wa.us.

**Responsible
Official:**



Dan Carlson

Title: Kittitas County Community Development Services Director

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

Date: December 21, 2022

Pursuant to Chapter 15A.07.010 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$1550.00 to the Kittitas County Community Development Services, 411 N Ruby St. Suite 2, Ellensburg WA 98926. Timely appeals must be received no later than 5:00pm, January 6, 2023. Aggrieved parties are encouraged to contact Community Development Services at (509) 962-7506 for more information on the appeal process.