



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

State Environmental Policy Act MITIGATED DETERMINATION OF NONSIGNIFICANCE

- File:** SEPA Checklist (SE-25-00020)
Weis Tower LLC SEPA Application
- Description:** The applicants are proposing a 197-foot-tall Wireless Communications Tower (WCT) and associated equipment, which will include clearing and tree removal over an area of 6,000 square feet, as well as the construction of a 500-foot-long road that will involve up to 700 cubic yards of excavation and infill. The subject parcel is zoned Rural 5 and has a Mineral Lands land use designation.
- Proponent:** Weis Tower LLC
Matt Stalder
PO Box 688
Roslyn, WA 98941
- Location:** Parcel #952139, located at 520 Jenkins Drive 0.25 miles east from the intersection of Jenkins Drive and Bullfrog Road in Cle Elum, WA. Section 31, Township 20, Range 15; Kittitas County parcel map number 20-15-31050-0001.
- Lead Agency:** Kittitas County Community Development Services

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 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 "State Environmental Policy Act (SEPA)" View Active Applications" using the file number "SE-25-00020 Weis Tower LLC"

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:

Earth

- 1) The applicant shall apply for a grading permit with Kittitas County Department of Public Works and provide an engineered grading plan for grading in excess of five hundred (500) cubic yards. The applicant shall not grade until their grading permit is issued by Kittitas County Public Works.

Cultural Resources and Historic Preservation

- 1) Should ground disturbing or other activities related to the proposed plat 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 DAHP and the Confederated Tribes of the Colvill Reservation. Work shall remain suspended until the finding 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.

Transportation

- 1) The applicant shall adhere to all applicable regulations as set forth in the current Kittitas County Road Standards.
- 2) An approved access permits shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering existing access.
- 3) The applicant will comply with the International Fire Code requirement for fire apparatus turnarounds for roads or driveways that exceed 150 feet in length.
- 4) The applicant shall comply with the Kittitas County Department of Public Works requirements for driveway grade:
 - a) Driveways exceeding 10% grade require hard surfacing.
 - b) Driveways exceeding 12% grade required a 20-foot-wide road with a 1-foot gravel shoulder on both sides.
 - c) Driveways exceeding 15% grade required a road variance.
- 5) Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain access.
- 6) The applicant shall not place access within 300 feet of the westbound ramp terminal for I-90 located on Bullfrog road.

The Mitigated Determination of Non-Significance (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 5:00 p.m. on March 19, 2026.

Questions or Comments regarding this determination can be directed to Ellie Myers, 509-962-7048 or ellie.myers@co.kittitas.wa.us.

Responsible



Official:

Jamey Ayling

Title:

Planning Official

Address:

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

Date:

May 13, 2024

Pursuant to Chapter 15A.07.010 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$1670.00 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, March 19, 2026. Aggrieved parties are encouraged to contact Community Development Services at (509) 962-7506 for more information on the appeal process.