



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

State Environmental Policy Act PRELIMINARY MITIGATED DETERMINATION OF NONSIGNIFICANCE

Description: **Jim Dymont & Father Paul Moses Jaroslaw** are proposing an addition to an existing building, improvements to a parking lot, creating 54 parking spaces, landscaping improvements and the establishment of a religious institution. The property is zoned urban residential zoning with urban land use. The property is located within the Urban Growth Area. The proposal is classified under Kittitas County Code (KCC) 17.15.080.1 as “religious institution.” As defined in the allowable uses table, this is a conditional use in the existing zone and land use designation.

Proponent: Father Paul Moses Jaroslaw & Jim Dymont, authorized agent

Location: The subject properties are parcel #'s 026833 and located at the intersection of W. 1st St & N. Dennis St, in Ellensburg, WA in SEC 2 TWP 17 RGE 18; NW ¼ SW ¼ in Kittitas County.

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-25-00008 Prophet Elijah Church”

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. Prior to issuing the MDNS, a preliminary MDNS will be sent out with the Notice of Application. The mitigation measures include the following:

Earth

- 1) If you are moving more than 100 cubic yards of soil, a fill and grade permit is required pursuant to Kittitas County Code 14.05.050

Transportation

- 1) The applicant shall adhere to all applicable regulations as set forth in the current Kittitas County Road Standards.

- 2) The access locations shall be reviewed by the Kittitas County Department of Public Works to ensure that the access locations meet all applicable criteria for ingress/egress.

Stormwater

- 1) A Stormwater Plan prepared by a State of Washington licensed engineer, and approved by the Kittitas County Public Works Department is required prior to issuance of any building permit.
- 2) The project shall have temporary erosion and sediment control measures implemented during construction.

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. Work shall remain suspended until the find 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.

Critical Area

- 1) A natural vegetative buffer must be retained between the parking lot and Mercer Creek extending a minimum distance of 75 feet from the ordinary high water mark of Mercer Creek.

Noise

- 1) Development and construction practices during building of this project shall only occur between the hours of 7:00 am to 7:00 pm to minimize the effect of construction noise on nearby properties.

Air

- 1) A dust control plan shall be developed and implemented during construction of the project.

The County expects to issue a Mitigated Determination of Non-Significance (MDNS) for this proposal and will use the optional MDNS process authorized by WAC 197-11-355, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on March 27, 2025.

Questions or Comments regarding this determination can be directed to Bradley Gasawski, 509.962.7539 or bradley.gasawski@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:

March 11, 2025