



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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Office (509) 962-7506

State Environmental Policy Act MITIGATED DETERMINATION OF NONSIGNIFICANCE

- Description:** A proposed rezone of one tax parcel totaling 42.4 acres currently zoned Ag 20 with a Rural Working Land Use to Forest and Range Zoning. The rezone will allow the current use of the property to be consistent and compatible with the zoning code of Forest and Range, as well as allow future expansion of existing uses. A rezone application (RZ-24-00001), and SEPA checklist were submitted as part of the application packet. This project is being processed through the 2024 Annual Comprehensive Plan Docket process.
- Proponent:** Kristin Gibson, Applicant, authorized agent
- Location:** Parcel# 280533 located off Parke Creek Road north of Vantage Hwy consisting of approximately 42.4 acres in Section 8, T.17N, R.20E, W.M.; Kittitas County parcel map number 17-20-08010-0006 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.

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:

Earth

- 1) A fill and grade permit is required pursuant to Kittitas County Code 14.05.050 for any authorized use in the zone proposing grading that exceeds the thresholds for a permit.

Transportation

- 1) The applicant shall adhere to all applicable regulations as set forth in the current Kittitas County Road Standards.
- 2) The Kittitas County Grading Ordinance requires a permit if grading activity in excess of 100 cubic yards occurs pursuant to KCC 14.05. Contact Kittitas County Public Works for information relating to permitting at 509-962-7523.

Water and Waste Disposal

- 1) Adequate proof of water availability to serve proposed projects shall be provided to Kittitas County Water Resources to satisfy all requirements prior to or at the time of building permit submittal.

Building

- 1) All structures will meet Kittitas County Code Title 14

Fire

- 1) All structures must have adequate fire apparatus access.
- 2) All future development must comply with the International Fire Code (IFC) and Appendices

Critical Areas

- 1) A habitat management plan shall be developed in conjunction with Washington State Department of Fish and Wildlife for any further expansion of the site addressing impacts to the shrub steppe and also address plans for restoration once the current mining areas are completed.

Cultural Resources and Historic Preservation

- 1) Should ground disturbing or other activities related to the proposed project 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.

This MDNS is issued under WAC 197-11-350 and KCC Title 15. 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 provision of Chapter 197-11 WAC shall be commenced within 10 working days (on or before 5:00 pm, October 15, 2024).

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:

October 1, 2024

Pursuant to Chapter 15A.07 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$1670.00 to Kittitas County Community Development Services office at 411 North Ruby Street, Suite 2, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00 pm, October 15, 2024.