



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

State Environmental Policy Act MITIGATED DETERMINATION OF NONSIGFICANCE

- Description:** Preliminary plat application to subdivide 18.09 acres into 27 single family lots zoned Forest and Range to be served by water and sewer service provided by the Snoqualmie Pass Utility District. The lots would be a minimum of 6,000 square feet in area. The project area includes wetland areas and wetland disturbance and mitigation is proposed.
- Proponent:** Gary Maughan
22591 Road M SW
Mattawa, WA 99344
- Location:** The subject property is located at the end of Yellowstone Road just east of Interstate 90 near the summit of Snoqualmie Pass at the eastern half of Section 9, T22N, R11E, W.M. in Kittitas County. Assessor's map numbers 2211-0914-014, 22-11-0914-0015, and 22-11-0941-001
- 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 completed 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 for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance 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. These mitigation measures include the following:

The following conditions shall also apply based on the project specific analysis:

Snow and Stormwater Management

1. **Side Yard Setbacks:** The proposed subdivision will create small lots in an area with high levels of snowfall. To allow sufficient on-site snow storage, side yard setbacks shall be increased from 10 feet to a minimum of 15 feet for all lots.
2. **Building Envelopes:** Approved building envelopes, including required 15-foot side yard setback shall be shown on the face of the final plat.
3. **Stormwater:** On-site stormwater management that conforms to the specifications of the most current version of the Stormwater Management Manual for Eastern Washington is required of this development. Stormwater systems shall be designed to store stormwater generated by a 24-hour, 25-year storm event. Stormwater system designs shall be prepared and stamped by a civil engineer licensed in the State of Washington. The stormwater system design shall be presented to Public Works and approved by the County Engineer with consultation with WDOE prior to final approval. The stormwater system construction shall be certified by a licensed engineer. The certification shall be included with the road certification and is required prior to the issuance of a building permit. Road and site construction shall not begin prior to stormwater system design approval. The stormwater plan shall also include rain on snow events and address runoff from snow storage areas.
4. **Snow Storage and Removal:** A final Snow Removal and Storage Plan shall be submitted to Public Works for review and approval in consultation with WDOE and WDFW prior to final approval. Sufficient area shall be identified for snow storage assuming an average of 35' of snow during the winter season. This may require the adjustment of lot lines.
5. **Snow Storage Runoff:** Runoff from snow storage areas shall be captured within the project site and shall not flow into WSDOT rights of way.
6. **Off-Site Stormwater:** Off-site stormwater impacting the development shall not be captured, stored, or transported within the county or state rights of way.
7. **On-Site Stormwater:** Stormwater and surface runoff must be retained and treated on-site and not be allowed to flow onto WSDOT rights of way.

Plants and Animals

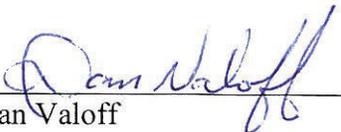
8. **Wetland and Stream Crossings:** Road crossing designs shall be submitted to Public Works for review and approval in consultation with WDFW. The crossing shall be a box culvert or pipe-arch, with not less than 42-inch span by 29-inch rise, sized to convey snowmelt runoff and stormwater and accommodate passage of small mammals and amphibians.
9. **Wetland Areas and Buffers:** All wetland areas and buffers shall be shown on the face of the final plat.
10. **Wetland Mitigation Plan:** Prior to ground disturbance, a Final Wetland Mitigation Plan, based on the conceptual mitigation plan and addendum submitted at preliminary plat approval, and shall be submitted to Community Development Services for review and approval in consultation with Washington State Departments of Ecology and Fish and Wildlife.

11. Wetland Disturbance and Mitigation: Prior to final plat approval, all wetland replacement and mitigation features shall be constructed according to the Final Wetland Mitigation Plan.
12. Wetland Mitigation Monitoring: A "Year 0" wetland mitigation report describing the baseline conditions of the wetland creation areas shall be prepared by a qualified wetland biologist and submitted to the County for review and approval. Each year thereafter, for a period of five years, an annual monitoring report shall be prepared by a qualified wetland biologist and submitted to the County for review and approval. The "Year 1" report shall be submitted one year from the date of final plat approval; the "Year 2" report shall be submitted two years from the date of final plat approval, and so on. Annual monitoring reports shall describe the status of wetland vegetation establishment in wetland and wetland buffer creation areas, and recommend any further actions necessary to ensure success. The County may require additional wetland mitigation actions, if deemed necessary.
13. Use of Native Plants and Pesticides: For lots adjacent to wetland buffers, required side and rear yards shall be planted only with native vegetation. Exotic plants and weeds shall be controlled primarily by hand-pulling. If chemical use is required for noxious weed control, only those chemicals approved by the Washington State Department of Ecology for use near water shall be used within wetlands or their buffers.

Light and Noise Impacts

14. All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties and shall be directed away from Interstate 90.
15. Development and construction practices for this project shall only occur between the hours of 7:00am to 7:00pm to minimize the effect of construction noise on nearby residential properties.

**Responsible
Official:**


Dan Valoff

Title:

Staff Planner

Address:

Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926
Phone: (509) 962-7506 Fax: (509) 962-7682

Date:

May 27, 2010

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, June 11, 2010

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, June 11, 2010. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.