



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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State Environmental Policy Act MITIGATED DETERMINATION OF NONSIGNIFICANCE

- File:** SEPA Checklist (SE-25-00004)
Prophet Elijah Church SEPA Application
- Description:** The applicants 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 City of Ellensburg 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 Dymment, 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-25-00004 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. 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) If the applicants are moving more than 100 cubic yards of soil, a fill and grade permit is required pursuant to Kittitas County Code 14.05.050

Air

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

Transportation

- 1) The applicant shall adhere to all applicable regulations as set forth in the current Kittitas County Road Standards.
- 2) The applicant shall work with Kittitas County Public Works to submit a traffic concurrency application.

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 conditional use permit 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. Native plantings appropriate to stream buffers shall be planted within the 75 foot stream buffer that was previously mowed to help it return to a predominantly well-vegetated and undisturbed condition to ensure that the stream buffer performs its intended function of protecting the stream. The applicant shall create a monitoring and management plan to ensure that the native vegetation is planted and protected from future degradation.
- 2) The applicant shall work with the Washington Department of Fish and Wildlife to determine appropriate native plantings for the reduced buffer and the areas where the buffer will expand to accommodate the reduction of the buffer within the proposed development.
- 3) Additional plantings to compensate for the loss of buffer habitat within the project area shall be planted in the south corner of the lot. A 1:1 ratio shall be utilized for every square foot of buffer impacted by the current development. The area that is added to the buffer to offset the reduction is to be well-vegetated and planted with native vegetation along with monitoring and management to ensure plant survival.
- 4) Any development within the 100-year floodplain will require a floodplain development permit.

Noise

- 1) Development and construction practices during the 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.

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 May 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
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Phone: (509) 962-7506

Date: May 16, 2025