



## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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### State Environmental Policy Act MITIGATED DETERMINATION OF NONSIGNIFICANCE

- File:** SEPA Checklist (SE-26-00003)  
Kittitas PUD 1 Customer Service Center SEPA Application
- Description:** Kittitas Public Utility District (PUD) #1 is proposing a new customer service center that will include a 6,300-square-foot, single-story administration building; a 10,200-square-foot pre-engineered metal building; 61 parking spaces; a material storage yard; a 150-square-foot pump house; and either two (2) 60,000-gallon or three (3) 40,000-gallon water tanks for fire suppression.
- Proponent:** Kittitas PUD #1, landowner and Marc Brown, authorized agent
- Location:** The subject property is parcel #051833, located off Kittitas Highway in Ellensburg, WA, approximately 700 feet from the intersection of Kittitas Highway and N Ferguson Road. The property is in Section 4, Township 17, Range 19 in Kittitas County. Map number 17-19-04030-0010. The parcel is zoned Agriculture 20 and has a Rural Working land use designation.

**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 the SEPA environmental checklist and other information on file with the lead agency 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-26-00003 PUD 1 HQ".

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) A fill and grade permit is required pursuant to Kittitas County Code 14.05.050
- 2) Kittitas PUD shall inspect all imported fill for invasive weed species or obtain fill from a supplier that provides NAISMA (North American Invasive Species Management Association) Certified Weed-Free Gravel.

## **Air**

- 1) A dust control plan shall be developed and implemented during construction and operation in accordance to KCC 14.15.140.

## **Stormwater**

- 1) Kittitas PUD shall implement mitigation measures identified in the Hydrogeological Assessment to evaluate potential impacts from the proposed man-made stormwater detention pond, as the site is located within a Critical Aquifer Recharge Area.
- 2) Kittitas PUD shall submit a Construction Storm Water plan to the Kittitas County Department of Public Works along with the Engineered Grading Permit. The Stormwater plan shall be prepared in accordance with the 2024 Stormwater Management Manual for Eastern Washington and may or may not be the approved NPDES Construction Stormwater General Permit through ecology if the applicant meets the application threshold.
- 3) Kittitas PUD shall submit a Stormwater Plan prepared by a State of Washington licensed engineer to the Kittitas County Department of Public Works prior to beginning construction. Stormwater facilities shall be designed in accordance with the 2024 Stormwater Management Manual for Eastern Washington and KCC 12.04.05.060.

## **Environmental Health**

- 1) Kittitas PUD shall adhere to KCC 9.45 Noise Control for normal operations after construction is complete.
- 2) Noise associated with construction activities shall not occur between the hours of 10:00PM and 6:00AM.
- 3) If Kittitas PUD hires a third party for weed or pest control services, the third party shall hold a valid Commercial Applicator (CAS) pesticide license to apply pesticides on the property. The CAS license holder shall also meet the financial responsibility requirements described in RCW 17.21.160 and 17.21.170.
- 4) If Kittitas County Public Utility District uses Restricted Use Products (RUPs) for pesticide management, the pesticides shall be applied by a licensed private applicator. All RUPs shall be stored in secondary containment and shall not be discharged into, or connected in any way to, the stormwater system.
- 5) Kittitas PUD shall apply for an On-Site Sewage Permit through Kittitas County Public Health.
- 6) There shall not be permanent storage, treatment, or disposal of regulated hazardous materials on site. Any regulated hazardous materials on site shall be limited in quantity and only kept for a short duration of time.

- 7) When regulated hazardous materials are temporarily stored on site awaiting off-site transport, Kittitas PUD comply with WAC 173-303 requirements for safe handling and secondary containment. Secondary containment systems shall not be discharged into, or be connected in any way, to the stormwater system. This includes any leaks, spills, or collected liquids.

### **Light and Glare**

- 1) Storage yard lighting shall operate on motion sensors during nighttime hours (30 minutes after dusk and 30 minutes before dawn). In the event of an emergency, lights may operate fully illuminated when people are present for safety and security. The lights shall turn off after 5 minutes of inactivity.
- 2) Lights located near the administrative building and parking lot that will remain on during nighttime hours shall be directed down and shall be set to 20% capacity and only fully illuminated with motion sensors when people are present for safety and security. The lights shall dim to 20% capacity after 5 minutes of inactivity.

### **Historic and Cultural Preservation**

- 1) An Inadvertent Discovery Plan shall be established for this project prior to ground disturbing activities as determined by the Colville Confederated Tribe.
- 2) 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.

### **Fire Safety**

- 1) All development, design and construction shall comply with International Fire Code requirements and KCC Title 20 Fire and Life Safety.
- 2) Kittitas PUD shall provide a minimum fire flow of 1,000 gpm for a duration of 2 hours. Storage tanks and fire hydrants shall be installed to satisfy this fire flow demand.
- 3) All fire hydrants shall be equipped with the appropriate “storz” adaptors for fire department pump connections. A maintained clear space of at least 3 feet shall be provided around each fire hydrant at all times. The number and spacing of fire hydrants shall be approved by Kittitas Valley Fire and Rescue District 2 Chief.
- 4) Kittitas PUD shall adhere to Kittitas County Fire Marshal requirements for approved fire apparatus access and turnarounds. Fire apparatus access shall have an unobstructed width of not less than 20 feet, an unobstructed vertical clearance of not less than 13.5 feet, with an all-weather driving surface and capable of supporting the imposed loads of fire apparatus.
- 5) Access roads shall extend to within 150 feet of all portions of the facility and all portion of the exterior walls of the first story of the building.
- 6) A permit from the Fire Marshals office shall be required if a gate is to be installed across a required fire department access road or driveway. Inspection and testing of the gate will be required.

- 7) Kittitas PUD must have approved radio coverage for emergency responders as outline by Section 510 of the fire code. Kittitas PUD shall coordinate with KITCOM to determine if permitting of an Emergency Responder Radio Coverage System (ERRCS) is required.

**Transportation**

- 1) Kittitas PUD submit a Traffic Control Plan for approval by the Kittitas County Department of Public Works County Engineer prior to beginning construction.
- 2) Kittitas PUD shall submit a Transportation Impact Analysis and Transportation Concurrency Permit to the Kittitas County Department of Public Works prior to building permit issuance.
- 3) Kittitas PUD shall adhere to all applicable regulations as set forth in the current Kittitas County Road Standards.
- 4) 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.

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 June 22, 2026.

Questions or Comments regarding this determination can be directed to Ellie Myers, 509.962.7048 or [ellie.myers@co.kittitas.wa.us](mailto: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:**

June 4, 2026

**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, June 22, 2026. Aggrieved parties are encouraged to contact Community Development Services at (509) 962-7506 for more information on the appeal process.**