



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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SEPA

MITIGATED DETERMINATION OF NONSIGNIFICANCE

- File:** Duncan Rezone File No. Z-06-55
- Description:** Zone Change of approximately 21.57 acres from Ag-20 to Ag-3.
- Proponent:** Craig & Reesa Duncan
- Location:** West of the City of Ellensburg, north of Manastash Road off of Filbert Road, Ellensburg, WA 98926, within Section 5, T.17N., R.18E., W.M., Kittitas County, WA. The rezone applies to tax parcel number 17-18-07030-0018.
- Lead Agency:** Kittitas County Community Development Services

The lead agency for this proposal has determined that it does 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). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. 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:

I. Transportation

- A. Any future subdivision or development of the properties involved within this rezone will result in the enactment of road standards review and will require road improvements to be made that comply with all applicable agency standards including Kittitas County Road Standards (See Kittitas County Road Standards, as adopted 9/06/05).

II. Water

- A. Activities such as road widening, stump pulling and clearing, grading and fill work and utility placements may require an NPDES Construction Stormwater Permit issued by the Department of Ecology prior to start of construction. This permit requires the preparation of a Stormwater Pollution Prevention Plan
- B. Storm water and surface runoff generated by this project must be retained and treated on site in accordance with regulating agencies' standards, and not be allowed to flow onto rights-of-way or Shorelines of the State.
- C. Withdrawls of groundwater on the subject property will be subject to the rules & regulations adopted and administrated by the Washington State Department of Ecology.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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- D. At the time of a development application, the current land owner of the subject property will supply Kittitas County with a flood delineation of the subject property. Setback from Manastash Creek will be determined from the delineation

III. Public Services

- A. Any future development must comply with International Fire Code (IFC) and Appendices.

IV. SEPA Review

- A. Any future subdivision or development of the properties involved within this rezone will be subject to additional SEPA review regardless of exemptions.

This MDNS is issued under WAC 197-11-350. 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 provisions of Chapter 197-11 WAC shall be commenced (on or before 5:00 PM, Monday, April 24, 2007).

**Responsible
Official:**



Noah Goodrich

Title: Staff Planner

Address: Kittitas County Community Development Services
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(509) 962-7506 FAX 962-7682

Date: April 5, 2007

Pursuant to Chapter 15A.07 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$300.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00 PM, Monday, April 23, 2007. Aggrieved parties are encouraged to contact the Board of County Commissioners at (509) 962-7508 for more information on appeal process.