

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

"Building Partnerships – Building Communities"

NOTICE OF DECISION SEPA ACTION

To: Applicant
Interested Parties (KCC 15A.06)

From: Dan Valoff, Staff Planner

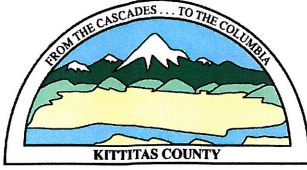
Date: December 16, 2011

Subject: Village at the Summit Division 2 (SE-11-00008)

Please find the attached Mitigated Determination of Nonsignificance (MDNS) for the above referenced project. A Notice of Application for the submitted application was mailed on December 1, 2011.

NOTICE IS HERBY given that pursuant to 43.21(C) RCW, Kittitas County Community Development Services did on December 16, 2011 issued a Mitigated Determination of Non-Significance (MDNS) for Bryce Phillips Pass Development LLC, for phased mixed use development consisting of a maximum of 150 residential units and 20,000 square feet of retail/commercial space on Tract E of Village at the Summit Division 2 zoned Planned Unit Development (PUD) to be served by water and sewer service provided by the Snoqualmie Pass Utility District. Location: a one 5 acre tax parcel, located on Hwy 906, Snoqualmie Pass WA in a portion of Section 04, T22N, R11E, WM, in Kittitas County. Assessor's map number 22-11-04052-0101 parcel number 142436. The complete application file may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926. Staff Planner: Dan Valoff.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before January 3 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA 98926.



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State Environmental Policy Act MITIGATED DETERMINATION OF NONSIGNIFICANCE

Description	The phased mixed use development consisting of a maximum of 150 residential units and 20,000 square feet of retail/commercial space on Tract E of Village at the Summit Division 2 zoned Planned Unit Development (PUD) to be served by water and sewer service provided by the Snoqualmie Pass Utility District.
Proponent	Bryce Phillips Pass Development LLC 100 N. 35 th St. Seattle, WA 98109
Location:	The subject property is a one 5 acre tax parcel, located on Hwy 906, Snoqualmie Pass WA in a portion of Section 04, T22N, R11E, WM, in Kittitas County. Assessor's map number 22-11-04052-0101, parcel number 142436.
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. **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.

2. Snow Storage and Removal: A final Snow Removal and Storage Plan shall be submitted to Public Works for review and approval in consultation with the County Fire Marshal's office prior to final approval. Sufficient area shall be identified for snow storage assuming an average of 35' of snow during the winter season.
3. Snow Storage Runoff: Runoff from snow storage areas shall be captured within the project site and shall not flow into WSDOT rights of way except as may be approved by WSDOT.
4. Off-Site Stormwater: Off-site stormwater impacting the development shall not be captured, stored, or transported within the state rights of way except as may be approved by WSDOT.
5. On-Site Stormwater: Stormwater and surface runoff must be detained and treated on-site and not be allowed to flow onto WSDOT rights of way except as may be approved by WSDOT.

Transportation

1. I-90 and SR 906 are existing facilities. Proponents, future tenants, residents, and users should be aware that this is an area with existing traffic noise that may continue to grow into the future. It is the developer's responsibility to dampen or deflect any traffic noise for this development.
2. The applicant shall adhere to all applicable regulations as set forth in the current Kittitas County Road Standards.
3. 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,
4. An access permit shall be applied for and obtained from the Washington State Department of Transportation prior to any work within the State Right of Way.
5. All vehicle loading and unloading areas shall occur on-site. Proper signage, parking delineation and/or loading zone delineation shall be placed on-site.
6. Adequate on-site parking shall be provided for this mixed use development.

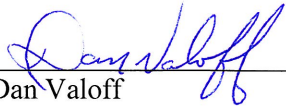
Utilities and Services

1. The project shall be served by Snoqualmie Pass Utility District water and sewer. The applicant shall work with the District to establish the appropriate connections per the District processes, requirements, and standards. The applicant shall provide proper documentation from the Utility District confirming service and appropriate connections.
2. All requirements from the local fire jurisdictions shall be incorporated into the project.
3. The subject property shall conform to the minimum requirements for fire apparatus access.
4. Location and amount of fire hydrants on-site shall meet local fire jurisdiction requirements.

5. The parking area shall meet the minimum requirements of a fire apparatus access road.
6. Hydrants are required in the Planned Unit Development. The PUD must comply with International Fire Code (IFC) and Appendices. Properly covered hydrants must meet distance requirements per local fire jurisdiction requirements for fire protection.
7. The location of fire hydrants and “No Parking” or “Fire Zone” areas shall be shown on the utility plan along with a legend depicting the Fire Hydrant’s symbol.

Light and Noise Impacts

1. 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.
2. 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: December 16, 2011

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, January 3, 2012.

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, January 3, 2012 Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.