



State Environmental Policy Act MITIGATED DETERMINATION OF NONSIGNIFICANCE

- Description:** Chris Immer is proposing the construction of a residential cabin on an existing foundation. The foundation is located 10 feet from a Type 2 Stream that has a 40 foot buffer. The applicant has applied for a Zoning Setback Variance. The proposal required bank stabilization permitting through Washington State Department of Fish and Wildlife in which triggered SEPA.
- Proponent:** Chris Immer, Applicant
- Location:** The subject property is Parcel # 768035 located at 1071 Yellowstone Road, approximately .66 miles southeast of Interstate 90 Exit 53 on Snoqualmie Pass, in Section 09, T 22N, R 11E. W.M. Map number 22-11-09052-0012.
- 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.

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 the mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. The mitigation measures include the following:

1. The applicant shall obtain all necessary permits and approval of a bioengineered bank stabilization plan and Riparian Enhancement Plan through an approved Hydraulic Project Approval (HPA), through Washington State Fish and Wildlife, prior to building permit issuance. Any conditions associated with these HPA approvals shall be followed and plans shall be submitted with building permit application.

This MDNS is issued under WAC 197-11-350 and KCC Title 15. The lead agency will not act on this proposal for 10 business days. Any action to set aside, enjoin, review, or otherwise challenge this

administrative SEPA action's procedural compliance with the provision of Chapter 197-11 WAC shall be commenced on or before 5:00 pm, February 11, 2021.

**Responsible
Official:**


Jeremy Johnston

Title:

Planning Official

Address:

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

Date:

January 28, 2021

Pursuant to Chapter 15A.07 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$1540.00 to Kittitas County Community Development Services office at 411 North Ruby Street, Suite 2, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00 pm, February 11, 2021.