



## KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

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Office (509) 962-7506

### **State Environmental Policy Act MITIGATED DETERMINATION OF NONSIGNIFICANCE**

- Description:** Mardee Lake Inc., property owner, is proposing to rezone four tax parcels totaling 150.98 acres currently zoned Forest and Range with a Rural Working Land Use to Rural Recreation Zoning and Land Use. The rezone will allow the current use of the property to be consistent and compatible with the zoning code of rural recreation. A comprehensive plan amendment (CP-24-00001), rezone application and SEPA checklist were submitted as part of the application packet. This project is being processed as a remand from the 2022 Annual Comprehensive Plan Docket process.
- Proponent:** Mardee Lake Inc, Linda Lewington, Applicant, authorized agent
- Location:** Tax parcels 808335, 818335, 828335, 838335, located on Snoqualmie Pass northeast of the I-90 Exit 54 in Section 15, T.22N, R.11E, W.M.; Kittitas County parcel map numbers 22-11-15020-0001, 22-11-15020-0002, 22-11-15020-0003, 22-11-15010-0002.
- 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 197-11-350. 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:

#### **Earth**

- 1) A fill and grade permit is required pursuant to Kittitas County Code 14.05.050 for any authorized use in the zone proposing grading that exceeds the thresholds for a permit.

### **Transportation**

- 1) The applicant shall adhere to all applicable regulations as set forth in the current Kittitas County Road Standards, KCC Title 12.
- 2) The Kittitas County Grading Ordinance requires a permit if grading activity in excess of 100 cubic yards occurs pursuant to KCC 14.05. Contact Kittitas County Public Works for information relating to permitting at 509-962-7523.
- 3) Any development by the applicant must maintain a minimum level of service standard "C" as determined by WSDOT at the freeway interchange at exit 53.

### **Noise**

- 1) Traffic noise currently exists and can be expected to grow into the future. It is the developer's responsibility to dampen or deflect any traffic noise for development on this site.

### **Water and Waste Disposal**

- 1) Adequate proof of water availability to serve proposed projects as defined in KCC 13.35 shall be provided to Kittitas County Water Resources to satisfy all requirements prior to or at the time of building permit submittal.

### **Building**

- 1) All structures will meet Kittitas County Code Title 14

### **Fire**

- 1) All structures must have adequate fire apparatus access as determined by the County Fire Marshall.
- 2) All future development must comply with the current adopted version of the International Fire Code (IFC) and Appendices at time of submission.

### **Storm Water**

- 1) Stormwater and surface runoff generated by this project must be retained and treated on-site in accordance with regulating agencies standards. Any discharge of storm water into WSDOT right-of-way will require an approved utility permit.

### **Critical Areas**

- 1) All streams as mapped in the National Wetlands Inventory shall be identified and setbacks retained as defined in Kittitas County Critical Areas Ordinance 17A for any proposed development in or upon the subject property.
- 2) Any Wetlands on the property shall be identified and delineated prior to any development to ensure adequate buffers are retained and no net loss of critical area function occurs.

### **Cultural Resources and Historic Preservation**

- 1) A Cultural Resources Survey shall be completed for all project areas prior to any ground disturbing activities taking place on-site.

- 2) Should ground disturbing or other activities related to the proposed project 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.

#### **Light and Aesthetics**

- 1) All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby properties and roads.
- 2) Any signage for the proposed use will require a sign permit as per KCC 17.70 and may not be located in State or County right-of-way.

This MDNS is issued under WAC 197-11-350 and KCC Title 15. 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 provision of Chapter 197-11 WAC shall be commenced within 10 working days (on or before 5:00 pm, October 2, 2024).

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:

September 18, 2024

Pursuant to Chapter 15A.07 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$1670.00 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, October 13, 2023.