



**COMMUNITY DEVELOPMENT DEPARTMENT
501 N. Anderson St., Ellensburg, WA 98926**

**State Environmental Policy Act (SEPA)
MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)**

Proponent: Matt Stalder, Agent for Owner

Description: A SEPA Environmental Checklist submitted by Matt Stalder, agent for property owner. The checklist is for the proposed new construction of a 73-unit multifamily complex consisting of two separate buildings. One proposed building is 4 stories with a 7,930 sf building footprint, and the other building is 3 stories with a 7,690 sf building footprint. The two proposed buildings and associated 100-105 off-street parking stalls would be located on Parcel ID #652733, at 2307 N Airport Rd, in Residential Suburban (R-S) zoning. Two main access points to the apartments and off-street parking are proposed from Airport Road. The applicant is also proposing a partial rezone of Parcel ID #712733 from split zoned R-H and R-M, to R-H. Mercer Creek runs along the western boundary of Parcel ID #652733. This project will also include construction of street improvements on Airport Road and Idaho Avenue.

Location: This proposed project is located directly west of Airport Rd, and northwest of the intersection of Helena Ave and Airport Rd., Parcel ID #652733 and ID #712733.

Lead Agency: City of Ellensburg

File #: P21-131


The City of Ellensburg acting as lead agency for this proposal, has determined that the proposal, as mitigated, 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 upon request.

The lead agency for this proposal has determined that certain **mitigation measures** shall be necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with the mitigation measures herein will result in the issuance of a Determination of Significance (DS) for this project. **The mitigation measures include the following conditions which shall apply based on project specific analysis:**

1. The applicant shall comply with all requirements outlined in the City of Ellensburg Public Works division memo, dated 11/5/2021, regarding roadway and access, water, sewer, stormwater and the TIA.
2. Per the City of Ellensburg Public Works Department memo, dated 11/5/2021, the applicant shall extend Idaho Ave along the southern boundary of the parcel, and construct half street improvements along the Idaho Ave and Airport Rd frontages.
3. Per the City of Ellensburg Public Works Department memo, dated 11/5/2021, the applicant shall provide a larger survey map showing the existing Idaho Street right of way and depicting the horizontal curve in conformance with ASHTO requirements.
4. The applicant shall comply with all requirements outlined in the City of Ellensburg Fire Marshall division memo, dated 11/8/2021, regarding IFC and City of Ellensburg code requirements.
5. Per the request of the Department of Ecology, memo dated 11/15/2021, the applicant shall provide a wetland delineation and rating report, which shall be completed prior to any development of the parcels.
6. Per the request of the Department of Fish and Wildlife (WDFW), memo dated 11/17/2021, the applicant shall work closely with WDFW to obtain any necessary permits throughout the project including HPAs if applicable.
7. The applicant shall comply with all requirements included in the Critical Area Determination, P23-030.
8. The applicant shall develop civil and building plans that address the stormwater requirements of both the City of Ellensburg and the State Department of Ecology. These shall address any potential for flooding as may be required by Ellensburg City Code Chapter 15.630. Such plans shall be approved by City Staff prior to construction.
9. In the event that previously unknown cultural resources or human remains are encountered during the implementation of the project, work in the vicinity of the discovery shall be halted and a professional archaeologist, the Washington State DAHP, and all affected tribes should be consulted before proceeding.
10. Requirements of all City Departments, the Fire District, all utility providers, and affected agencies must be satisfied, as outlined in adopted City Codes and other regulatory documents.
11. If the applicant wishes to add to, or change, the proposed scope of work included in this application, a new SEPA proposal and/or addendum will need to be submitted to address any changes.

This **Mitigated Determination of Non-significance (MDNS)** is issued using the standard MDNS process under WAC 197-11-350.

Responsible Official: Jeremy Johnston
Title: Planning Manager
Address: City of Ellensburg
Community Development Dept.
501 N. Anderson St.
Ellensburg WA 98926
Phone: (509) 962-7653 Fax: (509) 925-8655

Date: 4/19/23 **Signature:**  _____

Appeals: Following the issuance of this MDNS, is a 14-day appeal period. Pursuant to ECC 15.270.200, appeals must be submitted as required by the City of Ellensburg's administrative appeal procedures for Type II permits per ECC 15.230.040(B), and shall be made to the Hearing Examiner and meet all requirements contained in Chapter 15.230 ECC.