

Mitigated Determination of Nonsignificance

1. **Description of Proposal:** “*The Draw on Speyers*” Rezone 3.54 acres from One-Family Residential (R-1) to Planned Development (PD) and subdivide the property into 12 lots for single-family homes, two open space tracts and a tract for overflow parking and turnaround. Proposed residential lot sizes range from 3,131 to 7,160 square feet. Access is proposed by a 20 foot wide paved access road in a 36 foot wide easement. The project is to be served by municipal sewer and water.

2. **Proponent:** Shane and Renee Snodgrass
171 Baker Road
Selah, WA 98942

3. **Location of Proposal including street address, if any:** 1403 Speyers Road, north side of Speyers Road northwest of the intersection with 14th Street in the city of Selah. (Yakima County Parcel Number: 181435-22009).

4. **Lead Agency:** City of Selah

5. The lead agency for this proposal has determined that it 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), provided the measures listed below are taken to mitigate potential adverse impacts. 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.

6. **Identified Environmental Impacts and Mitigation Measures:** Substantive authority to require mitigation is derived from WAC 197-11-660, Selah Municipal Code, Chapter 11.40.410 and by reference, policies and regulations contained in the City of Selah Urban Growth Area Comprehensive Plan and the Selah Zoning, Platting and Subdivision Code (SMC 10).

A. **Geologic Hazards:**

Portions of the site that have slopes greater than 15% appear to be in an erosion hazard area based on NRCS soils classifications on the site. Part of the site is also located in a natural ravine that drains a relatively small area.

Policies and Regulations

A. Assure that land use policies and patterns adequately protect and preserve resource lands, critical areas, water supplies, water bodies and other significant areas (Urban Area Plan Objective LUGM 4).

B. Ensure that land use practices in geologically hazardous areas do not cause or exacerbate natural processes which may endanger lives, property or resources (Urban Area Plan Policy LUGM 4.5).

C. All projects shall be evaluated through a geotechnical report to determine whether the project is proposed to be located in a geologically hazardous area, and if so, what is the project's potential impact on the geologically hazardous area and the potential impact of the geologic hazard on the proposed project (SMC 17.07.150.(C)(1)).

Mitigation Measures

1. A geotechnical report shall be prepared for any development on slopes greater than 15% to determine whether the proposed project is to be located in a geologically hazardous area, the potential impact of the project on the geologically hazardous area, and the potential impact of the geologic hazard on the proposed project. Unless, the study determines that there is no risk, mitigation measures and appropriate drainage, grading, excavation and erosion control measures shall be implemented to maintain the integrity of the geologically hazardous areas.

This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on the proposal for 14 days from the date below. Comments must be submitted by 5:00 PM, April 10, 2015.

7. **Appeals:** You may appeal this determination to the Selah City Council by filing a written appeal with the required \$300.00 filing fee at the Selah Public Works Department, 222 S. Rushmore Road no later than 5:00 p.m. on April 17, 2015. You should be prepared to make specific factual objections. Contact the Public Works Department at 698-7365 to read or ask about the procedures for SEPA appeals.

8. **Responsible Official:** Joe Henne

9. **Position / Title:** Interim City Administrator

10. **Address:** 222 S. Rushmore Road, Selah, Washington 98942

11. **Date:** March 27, 2015

12. **Signature /s/ Interim City Administrator**

() March 29, 2015