



Community Development Department
301 Yakima Street
Wenatchee, WA 98801
(509) 888-3256

State Environmental Policy Act Optional Mitigated Determination of Non-Significance (MDNS)

Date of Issuance of Threshold Determination: May 29, 2024

Lead Agency: City of Wenatchee, Community Development Department

Agency File Number: HP-24-01

Project Name: Waiver of Certificate of Appropriateness for Heath Home

Project Description: The City of Wenatchee received an application for a waiver of certificate to demolish the house at 124 S. Miller Street. This house is listed on the Wenatchee Register of Historic Places.

Project Location: 124 S. Miller St, Wenatchee WA, Assessor's Parcel No. 22-20-09-110-050

Project Proponent: John McQuaig, Water Works Properties, LLC

The lead agency has determined that this proposal will not have a probable significant adverse impact on the environment if mitigated as stipulated below. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. 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. The Project files are available at: <https://ci-wenatchee-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch>.

The MDNS was issued under the optional DNS process in WAC 197-11-355.

Pursuant to WCC Section 13.11.035, appeals under SEPA shall be taken from the land use permit decision of the city, together with its accompanying environmental determinations. There is no appeal of this environmental determination, provided any aggrieved person may appeal the approval, conditioning, or denial of the Type II permits when the approval, conditions, or denial were based on SEPA, in accordance with WCC Section 13.11.010, Appeal of administrative interpretations and decisions.

Findings of Fact

General:

1. The proposal is to demolish the house at 124 S. Miller Street. This house is listed on the Wenatchee Register of Historic Places.

Historical and Cultural Preservation

1. The project will have an adverse impact on the historic resource with the demolition.

Mitigating Conditions Required for this Project

The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158.

The following conditions have been identified that will be used to mitigate the impacts of this Project, in addition to the conditions and/or mitigation measures that will be applied through the City's existing development regulations.

To mitigate for **historical and cultural preservation** impacts to cultural resources, the following mitigation measures are required:

1. Prior to demolition a DAHP Level II documentation, prepared by personnel meeting the Secretary of Interior Professional Standards of Architectural History, be submitted to the office of the WA Department of Archeology and Historic Preservation.

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| Responsible Official: | Glen DeVries, AICP | Phone: (509) 888-3252 |
| Position Title: | Community Development Director | |
| Contact Person: | Kirsten Larsen | Phone: (509) 888-3249 |
| Position Title: | Senior Planner | |
| Address: | 301 Yakima Street, Suite 100, Wenatchee, WA 98801 | |

Date: May 29, 2024

Signature:  _____

The City of Wenatchee Community Development Department shall send a copy of the Mitigated DNS to the Department of Ecology, and agencies with jurisdiction consistent with WAC 197-11-355(5).