

## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

### NOTICE OF APPLICATION

**To:** Interested County Departments & Agencies with jurisdictions

**From:** Jan Ollivier, Interim Planning Manager 

**Date:** September 22, 2010

**Subject:** Notice of Application: 2010 Kittitas County Eastern Washington Growth Hearings Board Decision Compliance SEPA Environmental Review

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Enclosed please find a, SEPA Environmental Checklist for the referenced project. Please retain these items for future reference. Interested parties may obtain copies of related file documents by contacting our office.

Pursuant to 36.70B RCW, notice is hereby given that Kittitas County did on September 21, 2010 deem complete a SEPA Environmental Checklist from Kittitas County for the non-project action for the Kittitas County Eastern Washington Growth Hearings Board Decision Compliance (Case No. 07-1-0004c).

Your comments are sought prior to issuance of an environmental threshold determination pursuant to the State Environmental Policy Act (SEPA). Please be advised that this may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA, as a DNS is expected to be issued for this proposal (See WAC 197-11-355 – Optional DNS Process). **Written comments may be submitted no later than October 8, 2010 by 5:00 p.m.** to the Kittitas County Community Development Services, 411 N. Ruby, Suite 2, Ellensburg, WA, 98926. Phone 509-962-7506. Fax 509-962-7682. Staff contact: Dan Valoff, Staff Planner.



## Final Determination of Nonsignificance

### Description of proposal

The Kittitas County *Compliance on Eastern Washington Growth Management Hearings Board Decisions, Case No. 07-1-0004c* project is intended to address findings of the Eastern Washington Growth Management Hearings Board (EWGMHB), which issued an order of non-compliance with the GMA and a determination of invalidity of the County's Comprehensive Plan, remanding the Plan to the County for revisions. The proposal to address the EWGMHB decision in summary addresses:

- Snoqualmie Pass: New designation for former UGN area
- Vantage: New designation for former UGN area
- City of Kittitas UGA analysis: Boundary, land capacity, capital facilities assessments.
- Measures to implement above recommendations: a) Comprehensive Plan Land Use Designations and Zoning, b) Revisions to Countywide Planning Policies; c) Comprehensive Plan Policies; and d) Revisions to Kittitas County Code.

### Proponent

Kittitas County

### Location of proposal, including street address, if any

Elements of the proposal are countywide and some apply to particular study areas as follows:

- Kittitas County is located between the Cascade Mountains and the Columbia River; it borders Chelan County in the north, Douglas and Grant counties in the east, Yakima County in the south, and King County in the west.
- Snoqualmie Pass is located in the Cascade Mountains in western Kittitas County.
- Vantage is the easternmost community within the project area along I-90, just west of the Columbia River.
- The City of Kittitas UGA adjoins the incorporated City of Kittitas and extends south to the I-90 interchange.

### Lead agency

Kittitas County

The lead agency for this proposal has determined that it 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 on request.

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible official \_\_\_\_\_

Position/title \_\_\_\_\_ Phone. \_\_\_\_\_

Address and contact information: Kittitas County  
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Ellensburg, WA 98926  
(509) 962-7506, (509) 962-7682 fax  
[compplan@co.kittitas.wa.us](mailto:compplan@co.kittitas.wa.us)

Date. \_\_\_\_\_ Signature \_\_\_\_\_

There is no agency administrative appeal (KCC 15.04.210 and 15B.05.010).

**WAC 197-11-960**

**ENVIRONMENTAL CHECKLIST**

**Purpose of checklist:**

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agencies identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

**Instructions for applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

**Use of checklist for nonproject proposals:**

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

**A. BACKGROUND**

**1. Name of the proposed project:**

Kittitas County Comprehensive Plan Compliance 2010

**2. Name of Applicant:**

Kittitas County

**3. Address and telephone number of applicant and contact person:**

Jan Ollivier, Transportation and Planning Manager  
Kittitas County Department of Public Works  
411 North Ruby, Suite #1  
Ellensburg, WA 98926  
509.962.7523

**4. Date checklist prepared:**

September 2010

**5. Agency requesting checklist:**

Kittitas County

**6. Proposed timing or schedule (including phasing, if applicable):**

All proposed Countywide Planning Policies, Comprehensive Plan and County Code amendments are scheduled to be adopted in October 2010.

**7. Plans for future additions, expansion, or further activity related to or connected with this proposal:**

It is anticipated that property owners in the study areas may propose development or redevelopment of their property in the future. Future project specific development proposals within the study areas will be reviewed consistent with the provisions of the Comprehensive Plan and applicable provisions of the Kittitas County Code.

**8. Environmental information that has been prepared, or will be prepared, directly related to this project:**

Environmental information that has been prepared for this proposal includes this Environmental Checklist and an analysis of the study areas entitled "Assessment of Five County Areas for Land Use Designations" (ICF Jones & Stokes 2009).

**9. Applications that are pending for governmental approvals or other proposals directly affecting the property covered by the proposal:**

No known applications pending for governmental approval at this time.

**10. List of governmental approvals or permits that will be needed for the proposal:**

- Approval of amendments to the Countywide Planning Policies by the Kittitas County Conference of Governments

- Approval of the proposed Comprehensive Plan and County Code amendments by the Kittitas County Board of County Commissioners.
- Review by the Washington State Department of Commerce as required by the Washington Growth Management Act.
- Finding of Compliance from the Eastern Washington Growth Management Hearings Board.

**11. Brief, complete description of the proposal, including the proposed uses and the size of the project and site:**

This proposal is intended to address findings of the Eastern Washington Growth Management Hearings Board (EWGMHB), which issued an order of non-compliance with the GMA and a determination of invalidity of the County's Comprehensive Plan, remanding the Plan to the County for revisions. The proposal seeks to address the EWGMHB's Fourth Order regarding compliance, Case No. 07-1-0004c, May 26, 2010:

- *Vantage LAMIRD.* Kittitas County's designation of land within the Vantage area as Limited Areas of More Intense Rural Development (LAMIRDs) does not comply with the GMA and the EWGMHB's previously issued Determination of Invalidity continues for the Vantage LAMIRD.
- *Snoqualmie Pass MPR.* The County's decision to designate the Snoqualmie Pass area as an existing Master Planned Resort (MPR) does not comply with the GMA and the EWGMHB's previously issued Determination of Invalidity continues for the Snoqualmie Pass MPR.
- *City of Kittitas Urban Growth Area.* The EWGMHB found that Kittitas County failed to comply with the GMA when sizing the City of Kittitas UGA and the EWGMHB's previously issued Determination of Invalidity is warranted for the City of Kittitas UGA.

As directed by the EWGMHB, the County has initiated this proposal to bring its adopted Comprehensive Plan in compliance with the State of Washington Growth Management Act. The proposed changes will address rural and urban land use designations in two study areas (Snoqualmie Pass and Vantage, see Figures 1 and 2 below), and to the City of Kittitas UGA (see Figure 3 below).

Figure 1. Snoqualmie Pass LAMIRD Type 1

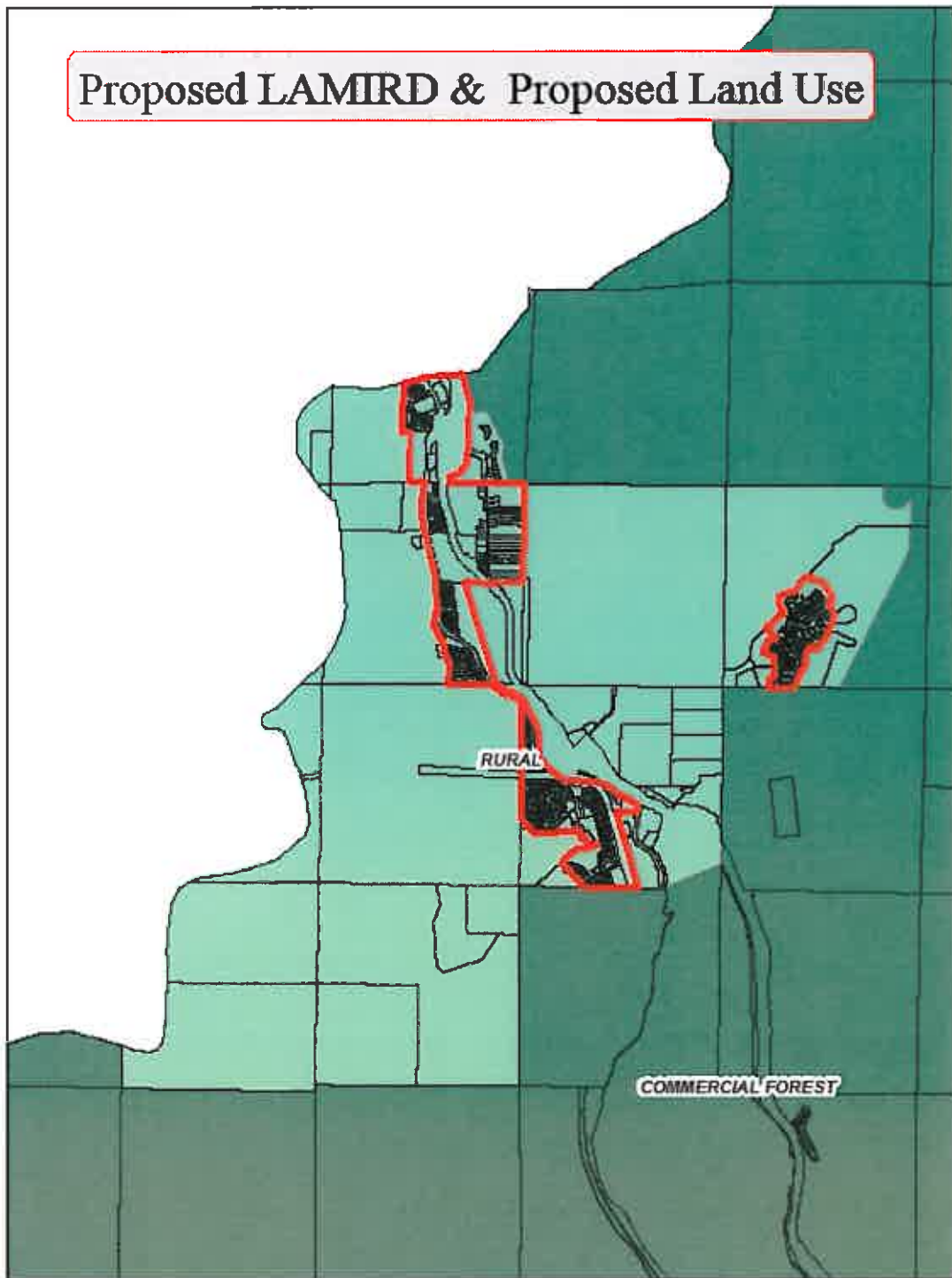


Figure 2. Vantage LAMIRD Type 1 Revised Boundary

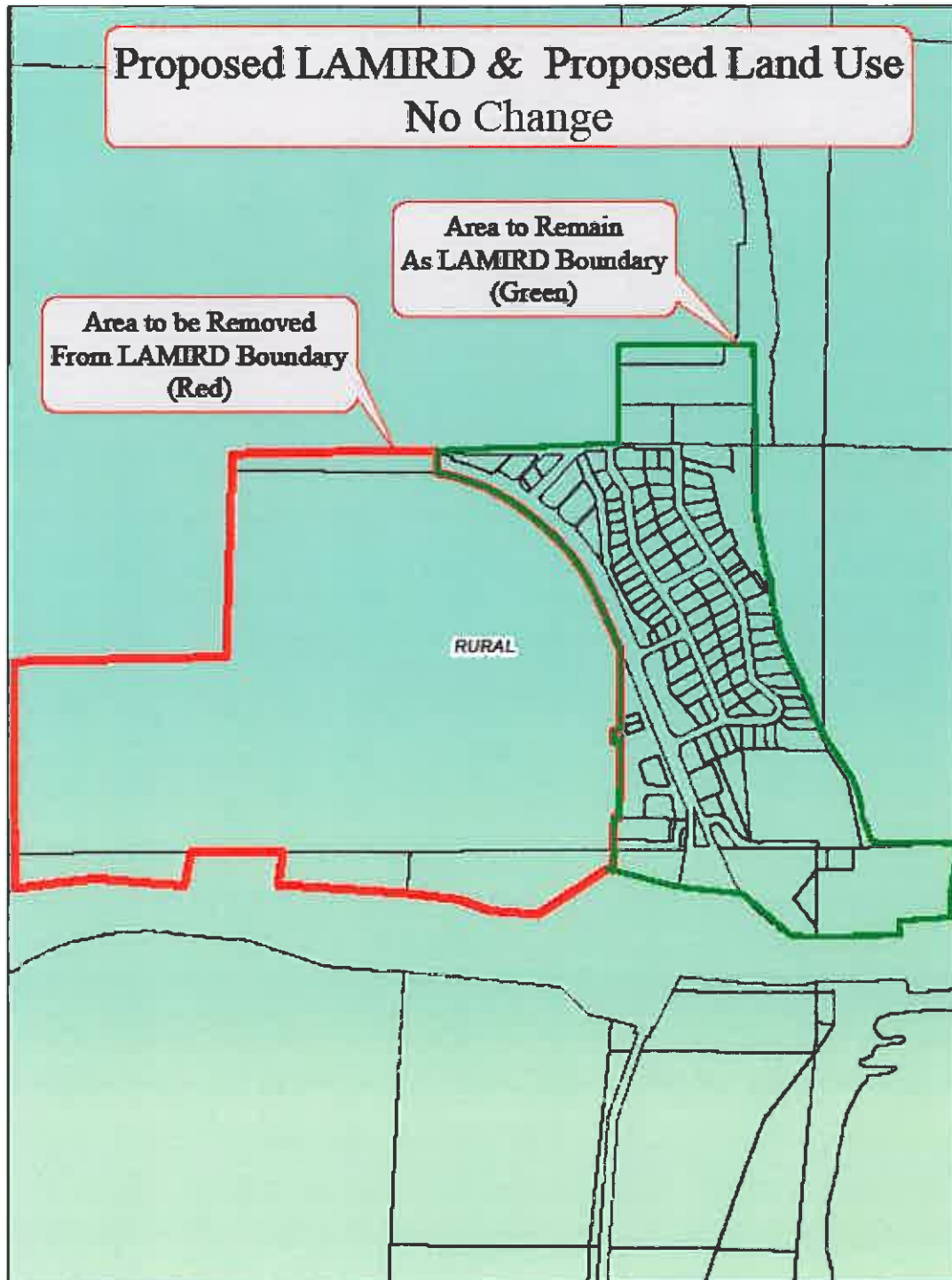
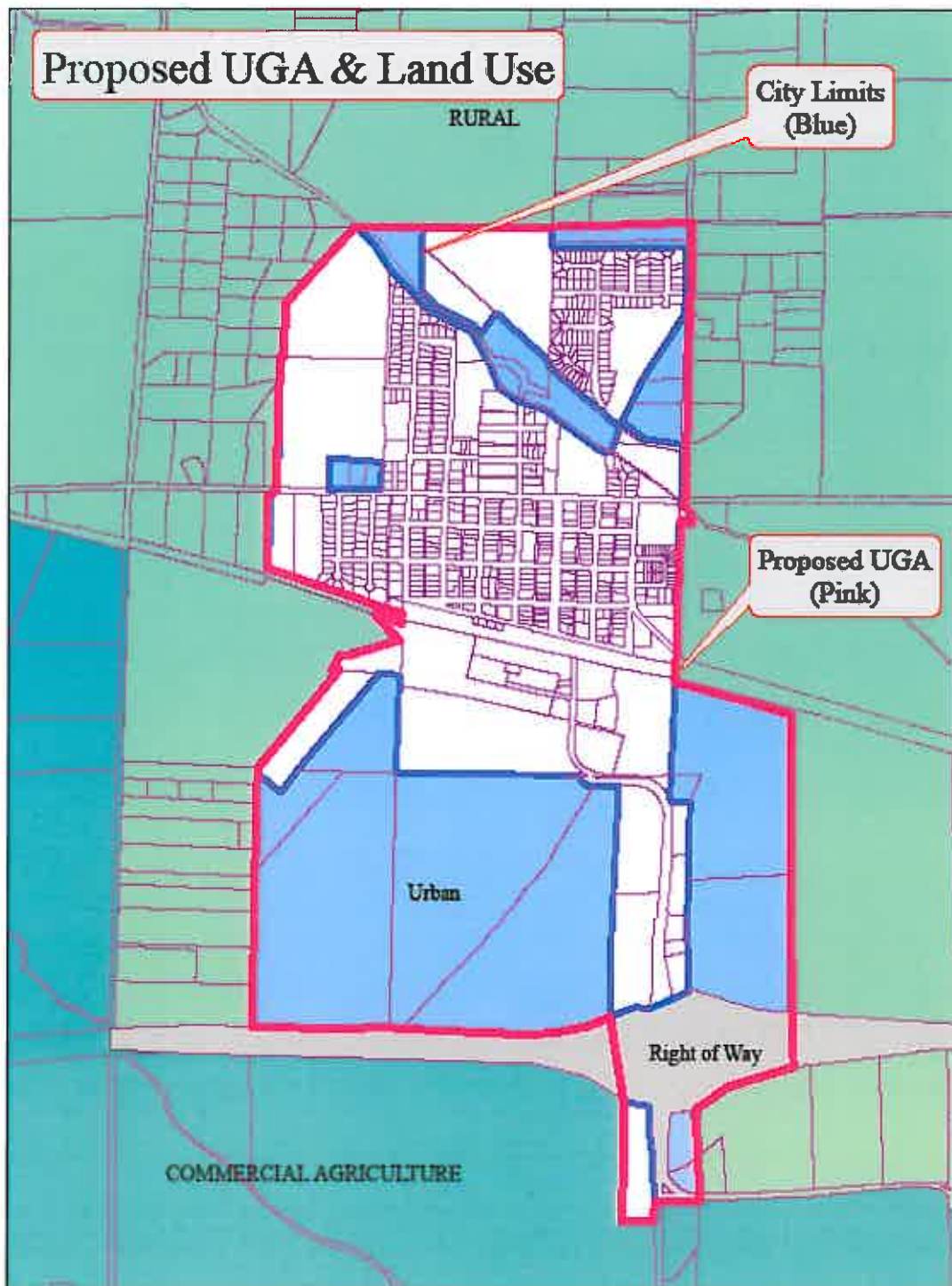


Figure 3. City of Kittitas UGA boundary Revised Expansion



Proposed amendments include potential revisions to Comprehensive Plan land use map, zoning map, and Comprehensive Plan County Code Title 15 (Environmental Policy) and 17 (Zoning) text. Amendments are also proposed to the Kittitas County Countywide Planning Policies. Proposed amendments are summarized below.

### **Countywide Planning Policies**

Proposed amendments to the Countywide Planning Policies are included in Appendix A and are summarized as follows:

- Add “Table 3. 2010 Population Allocation” with the following changes:
  - Remove 194 persons from the City of Kittitas UGA population allocation and
  - add 194 persons in the City of Kittitas UGA reserve population allocation.

### **Comprehensive Plan**

Proposed amendments to the Comprehensive Plan text, Chapter 82.2 Description of Rural Lands, are provided in Appendix B and are summarized below:

- Remove references to Snoqualmie Pass as an existing Master Planned Resort (MPR) and include Snoqualmie Pass within the rural lands that are designated as Limited Area of More Intensive Rural Development (LAMIRD).

### **Title 15A and 17**

Amendments to Kittitas County Code Title 15A Site Plan Review and Title 17 Zoning are provided in Appendix C and are summarized below:

- Remove references to Snoqualmie Pass as an existing Master Planned Resort (MPR) and include Snoqualmie Pass within the rural lands that are designated as Limited Area of More Intensive Rural Development (LAMIRD).
- Include the requirement of a Resort Plan for designating Master Planned Resorts.
- Include map amendments to adjust zone boundaries in the study areas so that they follow parcel boundaries and to exclude public rights-of-way. New zoning designations would be implemented for the Snoqualmie Pass area that was previously designated as a Master Planned Resort (MPR), for the Vantage area that has been excluded from the Limited Areas of More Intensive Rural Development (LAMIRD), and for the City of Kittitas’ Urban Growth Area (UGA). Please see discussion of study areas and supported zoning maps, below.

## Study Area Options

In 2009, Kittitas County completed a comprehensive review of the five former Urban Growth Node study areas and the City of Kittitas UGA. Options were identified for each of these areas when applicable. These designation options reflect different policy decisions regarding the overall character of future development within the area.

### Snoqualmie Pass Study Area

In 2009, three options were identified for the Snoqualmie Pass Study area including designating a Rural Activity Center Type 1 LAMIRD, a Rural Recreation Center Type 2 LAMIRD, a Master Plan Resort, an Urban Growth Area, and Rural Lands designation (no LAMIRD designation). The Master Plan Resort was selected as reflecting the overall character of future development within the area, but declared invalid by the EWGMHB primarily due to a lack of adopting a Resort Plan before the MPR was designated

The proposed change is to designate the existing developed areas along the ski resorts as a Rural Activity Center Type 1 LAMIRD and the area with existing cabins in the eastern portion of the study area as a Rural Activity Center Type 1 LAMIRD. Type 1 recognizes historical rural towns, allows for infill and redevelopment, but not new growth and would constrain future expansion and sewer service delivery outside the boundaries defined by pre-1990 development. Type 1 can provide higher level of public services, but cannot contribute to rural sprawl. Type 1 must be defined by a logical outer boundary and once established, the LAMIRD boundary is fixed.

- Area is 474 acres.
- Capacity for an additional 2,859 persons, 1,254 residences, and 120 jobs.
- Consistent with the adjoining Rural Village LAMIRD in King County.

### Vantage Study Area

In 2009, the only designation option identified within the Vantage study area was a Rural Activity Center Type 1 LAMIRD around the historical town center.

The proposed change to this Rural Activity Center (Type 1) LAMIRD boundary is to reduce the size as shown in red in Figure 2 (above). This reduction excludes the undeveloped land (about 150 acres) in the western half as shown within the blue boundary in the figure below. The area within the blue boundary is predominately undevelopable steep sloped land.

The Type 1 LAMIRD recognizes historical rural towns, allows for infill and redevelopment, but not new growth. A higher level of public services can be provided, but this cannot contribute to rural sprawl.

### City of Kittitas UGA Review

For purposes of preparing initial recommendations for Kittitas County Comprehensive Plan and Zoning recommendations and for the purposes of studying capital facility implications, The County identified the following two options for sizing the City of Kittitas UGA:

Option 1: Combined Residential and Employment: Current UGA boundaries with revised land capacity analysis:

- Future population of 2,250.
- Addition of 448 homes based on capacity of land.
- Addition of 1,512 employees

Option 2: Combined Residential and Employment: Revised UGA boundaries with revised land capacity analysis.

- Future population of 2,056
- Addition of 370 homes based on capacity of land.
- Addition of 885 employees based on Employment Option 4
- Urban Reserve designation for areas removed from consideration as UGA.

A comprehensive discussion of the land capacity analysis and assumptions that led to these two options is contained in a September 22, 2009 Technical Memorandum from Lisa Grueter at ICF Jones & Stokes to Jan Ollivier, Kittitas County.

Option 2 is the 2010 proposal for the City of Kittitas UGA expansion area, as illustrated in Figure 3 above and described as follows:

- Revise the UGA boundaries with the revised land capacity analysis.
- Future population of 2,056 based on Residential land capacity analysis.
- Addition of 370 homes based on capacity of land.
- Addition of 885 employees based on employment method 4.
- Urban reserve designation for areas removed from consideration as UGA.

Option 2 UGA expansion is explained further in the technical memorandums prepared by Jones and Stokes, ICF and Berk and Associates. This option has been studied for capital facility and transportation implications. This option can be served based on the capital facility and transportation standards and facilities proposed, with option 2 having a population growth that is similar to that studied in the City's capital facility plans and is more compatible with the City's water plan.

UGA boundaries exclude the area east of No. 81 Road and the area west of the wastewater facility. These two areas will be designated as Urban Reserve. Thus, if future growth in the City indicated that UGA boundary expansion is warranted, these are the areas that would be first considered for expansion.

This reduced expansion area allows for future commercial development to be focused in the area of highest importance to the City, which is the area to the east of the wastewater facility and north of I-90. This change is also a more measured approach that allows for priority areas to be developed first, and if there is a greater demand, to expand the UGA as needed.

**12. Location of the proposal, including street address, if any, and section, township, and range; legal description; site plan; vicinity map; and topographical map, if reasonably available:**

Kittitas County is located between the Cascade Mountains and the Columbia River; it shares borders with Chelan County in the north, Douglas and Grant counties in the east, Yakima County in the south, and King County in the west. Over half of the County is covered with coniferous forest, 30% is in pasture and unimproved grazing land and about 2% is developed with urban uses. The proposal area includes the communities of Snoqualmie Pass, Vantage, and the unincorporated UGA around the City of Kittitas (see Figures 1 – 3 above).

Snoqualmie Pass is located in the Cascade Mountains in western Kittitas County. The study area includes permanent and seasonal residences associated with The Summit at Snoqualmie ski resort. The 2000 Census estimated Snoqualmie's population to be 201 persons and 330 dwellings; 242 of these dwellings were estimated to be vacant due to the seasonal nature of the area. The current land uses in Snoqualmie are recreation, vacation and cabin homes, commercial, and public. The study area contains approximately 2,100 acres.

Vantage is the easternmost community within the project area, located along the Columbia River. There are about 70 persons and 39 homes in Vantage according to the 2000 Census. Current land uses include public, commercial, multifamily and single family homes, and undeveloped land. The Vantage study area contains approximately 3,200 acres.

The City of Kittitas UGA adjoins the incorporated City of Kittitas and extends south to the I-90 interchange (see Figure 3 above). Existing land use consists primarily of agriculture, but also includes a small area of commercial development.

## **B. ENVIRONMENTAL ELEMENTS**

The environmental information below should be considered in the context of the County's 2010 Comprehensive Plan Compliance effort, and accompanying Future Land Use Map. The "Assessment of Five County Areas for Land Use Designations" report contains a thorough description of all significant natural features, critical areas, and fish and wildlife habitat conservation areas relevant to the project area.

### **1. Earth**

- a. General description of the site (underline):** flat, rolling, hilly, steep slopes, mountainous, other

**Snoqualmie Pass:** Snoqualmie Pass is located in the Cascade Mountain range and consists primarily of mountainous terrain. Mapped steep slopes are concentrated along the largely developed western side of the western section and along the largely undeveloped eastern side of the eastern section of the study area. Areas with 25 to 50% slopes encompass approximately 509 acres and areas with greater than 50% slopes encompass approximately 124 acres.

**Vantage:** The Vantage study area consists primarily of rolling terrain with steep slopes around the coulees and along the Columbia River. Mapped steep slopes are concentrated along the largely undeveloped edges of the coulees and along the shoreline of the Columbia River and the bluffs located south of I-90. Approximately 432 acres have slopes of 25 to 50% and 83 acres have greater than 50% slope.

**City of Kittitas UGA:** The study area terrain is generally flat. There are no steep slopes above 25% grade.

**b. What is the steepest slope on the site (approximate percent slope)?**

Please see the response to question 1.a, above.

**c. What general types of soils are found on the site (for example clay, sand, gravel, peat, muck)? Specify the classification of agricultural soils and note any prime farmland.**

**Snoqualmie Pass:** Soils types includes ashy sandy loam, stony ashy loam and rock outcrops in the Nimue, Chinkmin, and Vabus series.

**Vantage:** Most common soil classifications are for rocky outcrops and gravelly loam in the Malaga series and the Drino Fortyday complex, Sagehill-Timmerman complex and the Fortyday Drino Nevo complex.

**City of Kittitas UGA:** Typical soils in the City of Kittitas UGA study area consist of alluvium soils mixed with volcanic ash. Soils series include Mitta, Opnish, Nack and Bricknell.

**d. Are there any surface indications or a history of unstable soils in the immediate vicinity? If so, describe.**

The study areas have not been surveyed for unstable soils. However, it is likely that portions of the study areas contain unstable soils. Future project specific development proposals within the study areas will be reviewed consistent with the provisions of the Comprehensive Plan and the Kittitas County Code, which includes provisions for development on or near unstable soils.

**e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate the source of the fill.**

As a non-project action, the proposal does not propose fill or grading. Future project specific development proposals within the study areas that may include fill or grading will be reviewed consistent with the provisions of the Comprehensive Plan and applicable provisions of the Kittitas County Code.

**f. Could erosion occur as a result of clearing, construction, or use?**

Please see the response to question 1.e, above.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example buildings or asphalt)?**

Please see the response to question 1.e, above.

- h. Describe the proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

As a non-project action, the proposal is not expected to result in impacts to the earth. No mitigating measures are proposed. Future project-specific development proposals will be reviewed pursuant to SEPA and the County Environmental Policy (KCC Title 15) to identify potential environmental impacts and applicable mitigating measures.

## 2. Air

- a. What types of emissions to the air would result from the proposal (e.g., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.**

As a non-project action, the proposal will not directly result in impacts to air quality.

The Comprehensive Plan does provide a framework that will guide future growth and development in the county. Indirectly, the Comprehensive Plan amendments could affect air quality in three ways:

- During construction of infrastructure or private projects, dust from construction could be generated, even if localized and temporary.
- Pollutants could be released during residential wood burning at new homes and from any new industrial facilities constructed in areas zoned according to the Comprehensive Plan.
- Increased traffic due to population and employment growth will generate vehicle emissions. However, there are no existing operational transportation issues in any of the proposal areas that are likely to contribute to degraded air quality.

Future project specific development proposals within the study areas that may result in air quality impacts will be reviewed consistent with the provisions of the Comprehensive Plan and applicable provisions of the Kittitas County Code.

- b. Are there any off-site sources of emissions or odors that may affect your proposal? If so, generally describe.**

None.

- c. Describe proposed measures to reduce or control emissions or other impacts to air, if any.**

As a non-project action, the proposal is not expected to result in impacts to the air quality. No mitigating measures are proposed. Future project-specific

development proposals will be reviewed pursuant to SEPA and the County Environmental Policy (KCC Title 15) to identify potential environmental impacts and applicable mitigating measures.

### 3. Water

#### a. Surface:

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, and wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

**Snoqualmie Pass:** the headwaters and northern end of Keechelus Lake, Gold Creek, Coal Creek, Tunnel Creek, and wetlands. All three named creeks are headwater tributaries to Keechelus Lake.

**Vantage:** the channel, floodplain and associated wetland and riparian areas of the Columbia River, as well as the Rocky, Schnebly, and Ryegrass Coulees. There are also three unnamed tributary streams.

**City of Kittitas UGA:** Wetland and floodplain areas comprise approximately nine percent of the study area.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

As a non-project action, the proposal does not include any work over, in or adjacent to water bodies. Future project specific development proposals within the study areas that may include work over, in or adjacent to water bodies will be reviewed consistent with the provisions of the Comprehensive Plan and applicable provisions of the Kittitas County Code.

3. **Estimate the amount of fill and dredge material that could be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill materials.**

Please see the response to question 3.a, 2. above.

4. **Will the proposal require surface water withdrawals or diversion? Give general description, purpose, and approximate quantities, if known.**

Please see the response to question 3.a, 2. above.

5. **Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.**

**Snoqualmie Pass:** Approximately 205 acres, primarily in the central and eastern sections, along both sides of Gold Creek and the shoreline of Keechelus Lake.

**Vantage:** Approximately 1,318 acres of the Columbia River channel and along its shoreline.

**City of Kittitas UGA:** Floodplain areas are found in the northern and southern portions of the study area. Floodplain and wetland areas combined comprise approximately nine percent of the study area.

6. **Does the proposal involve discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

Please see the response to question 3.a, 2. above.

**b. Ground**

1. **Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

As a non-project action, the proposal will not withdraw or discharge to groundwater. Future project specific development proposals within the study areas that may impact groundwater will be reviewed consistent with the provisions of the Comprehensive Plan and applicable provisions of the Kittitas County Code.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any. Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) is expected to serve.**

Please see the response to question 3.b, above.

**c. Water Runoff (including storm water)**

1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (including quantities if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

As a non-project action, the proposal will not result in water runoff. Future project specific development proposals within the study areas that may result in runoff will be reviewed consistent with the provisions of the Comprehensive Plan and applicable provisions of the Kittitas County Code.

**2. Could waste materials enter ground or surface waters? If so, generally describe.**

Please see the response to question 3.c. above.

**d. Describe proposed measures to reduce or control surface, ground, and runoff water impacts, if any.**

As a non-project action, the proposal is not expected to result in impacts to surface, ground or runoff water. No mitigating measures are proposed. Future project-specific development proposals will be reviewed pursuant to SEPA and the County Environmental Policy (KCC Title 15) to identify potential environmental impacts and applicable mitigating measures.

**4. Plants**

**a. Types of vegetation found on site:**

Deciduous trees: see below

Pasture: see below

Evergreen trees: see below

Wet Soil Plants: see below

Shrubs: see below

Water Plants: see below

Grass: see below

**Snoqualmie Pass:** Forested slopes with a variety of evergreen and deciduous trees and shrubs. Wetland areas are characterized by open water, emergent and shrub-scrub vegetation communities. The study area contains cleared areas for development and alpine ski slopes.

**Vantage:** Agricultural parcels south of the historical town, with undeveloped forest and range land surrounding the town in other directions. Riparian vegetation is found in the wetlands along the Columbia River.

**City of Kittitas UGA:** Primarily agricultural crops.

**b. What kind and amount of vegetation will be removed or altered?**

As a non-project action, the proposal will not remove or alter vegetation. Future project specific development proposals within the study areas that may remove or alter vegetation will be reviewed consistent with the provisions of the Comprehensive Plan and applicable provisions of the Kittitas County Code.

**c. List threatened or endangered species or critical habitat known to be on or near the site.**

**Snoqualmie Pass:** The WDNR Natural Heritage Inventory database contains 2004 records of swamp gentian (*Gentiana douglasiana*) and 1994 and 2003 records of few-flowered sedge (*Carex pauciflora*) in and around the northern end of the western section of the Snoqualmie study area (i.e. the vicinity of the unnamed tributary to Coal Creek). Both species are listed as State Sensitive

species. Few-flowered sedge occurs in wet acidic environments; in Kittitas County swamp gentian also occurs in wet boggy areas that are undergoing a transition to conifer forest.

The WDFW database does not contain additional records of federally listed endangered or threatened species within or adjacent to the Snoqualmie study area. However, the proximity of the study area to the Alpine Lakes Wilderness Area, immediately north along the Coal Creek and Gold Creek drainages, allows listed species such as grizzly bear and gray wolf, both of which may inhabit the North Cascades and move through the Alpine Lakes Wilderness Area (Singleton and Lehmkuhl 1999). Snoqualmie Pass has been identified as a 'fracture zone' between the Central and South Cascades that is permeable to grizzly bear movement between areas of suitable habitat (Peter H. Singleton, William L. Gaines, John F. Lehmkuhl 2004).

**Vantage:** The Columbia River (including the Vantage study area) is a migration corridor for both Columbia River bull trout and Middle Columbia River steelhead.

The eastern half of the Vantage study area (i.e. the portion overlapping the Columbia River) is mapped by the WDFW PHS database as the Wanapum Pool waterfowl area, which supports 100,000 geese and 100,000 ducks, including red-heads, canvasback, and mallard ducks.

The database does not contain any current records of listed or rare plants in the Vantage study area, but the WDFW PHS database lists the eastern bank of the Columbia, immediately opposite the Vantage study area, as remnant shrub-steppe habitat, lower Babcock Ridge basalt cliffs, sand hollows marsh and sand hollow beach front. These habitat types are all rare remnant types of Columbia Basin habitat that support upland game, birds and reptiles, and nesting waterfowl along the river.

The WDFW database does not contain additional records of federally listed endangered or threatened species within adjacent to the Vantage study area.

**City of Kittitas UGA:** The study areas does not contain any critical habitat or threatened or endangered species.

**d. Describe proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on site.**

As a non-project action, the proposal is not expected to result in impacts to vegetation. No mitigating measures are proposed. Future project-specific development proposals will be reviewed pursuant to SEPA and the County Environmental Policy (KCC Title 15) to identify potential environmental impacts and applicable mitigating measures.

**5. Animals**

- a. Underline any birds and animals which have been observed on or near the site or are known to be on or near the site:**

**Fish:** bass, chinook salmon, coho salmon, steelhead, bull trout, cutthroat trout, herring, shellfish, other

**Amphibians:** Pacific treefrog, red-legged frog, northwestern salamander, long-toed salamander, other

**Reptiles:** lizards, common garter snake, northwestern garter snake, painted turtle, other

**Birds:** red-tailed hawk, great blue heron, bald eagle, songbirds, ducks, crows, waterfowl, northern flicker, other

**Mammals:** raccoon, opossum, deer mouse, vagrant shrew, Townsend's vole, Townsend's mole, little brown rat, black-tailed deer, bear, elk, beaver, other

It is anticipated that many of these animals are found throughout Kittitas County and within the study areas. In addition, mountain goat, elk, grey wolf, and mule deer habitat are found in the study areas.

- b. List any threatened or endangered species or critical habitat near the site.**

Please see the response to question 4.c, above.

- c. Is the site part of a migratory route? If so, explain.**

It is likely that portions of the study areas are part of one or more migratory routes. The Columbia River, including the Vantage study area, is a migration corridor for both the Columbia River bull trout and the Middle Columbia River steelhead.

- d. Proposed measures to preserve or enhance wildlife, if any.**

As a non-project action, the proposal will not impact wildlife. No mitigating measures are proposed. Future project-specific development proposals will be reviewed pursuant to SEPA and the County Environmental Policy (KCC Title 15) to identify potential environmental impacts and applicable mitigating measures.

## 6. Energy and Natural Resources

- a. **What kinds of energy (electric, natural gas, oil, wood, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

As a nonproject action, the proposal will not directly result in any additional need for energy. Future site-specific developments may use electric, natural gas, oil, wood stove, or solar energy sources.

- b. **Would the project affect the potential use of solar energy by adjacent properties? If so, explain.**

As a non-project action, the proposal would not affect the use of solar energy.

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

As a non-project action, the proposal does not directly impact energy consumption. No mitigating measures are proposed. Future project-specific development proposals will be reviewed pursuant to SEPA and the County Environmental Policy (KCC Title 15) to identify potential environmental impacts and applicable mitigating measures.

## 7. Environmental Health

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spills, or hazardous waste that could occur as a result of this proposal? If so, describe.**

As a non-project action, the proposal is not expected to cause environmental health hazards. Use of any hazardous materials on a project-by-project basis would be subject to federal and state law and the County Building Code (KCC Title 14).

1. **Describe special emergency services that might be required.**

No special emergency services are required for this non-project proposal. Long-term use of specific parcels would be subject to applicable provisions of the Kittitas County Code.

2. **Describe proposed measures to reduce or control environmental health hazards.**

As a non-project action, the proposal will not result in increased environmental health hazards. Future project-specific development proposals will be reviewed pursuant to SEPA and the County Environmental Policy (KCC Title 15), and applicable state and federal hazardous materials regulations to identify potential environmental risks and applicable mitigating measures.

**b. Noise**

**1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment operation, other)?**

Kittitas County is primarily a rural county with very low noise levels that would be expected in a rural environment. Existing noise levels in the study areas range from very low levels in undeveloped rural lands to noise levels typical to small communities and along highways and arterials.

**2. What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example: traffic, construction, operation, other)?**

As a non-project action, the proposal is not expected to create noise. In the future, as project-specific development occurs, construction activities could result in noise impacts. Future development may also add traffic, adding to background traffic noise.

Planned land uses would be consistent with the Comprehensive Plan, and are not expected to be associated with any unusual noise sources and would be generally consistent with the nature of existing uses in the community.

**3. Describe proposed measures to reduce or control noise impacts, if any.**

As a non-project action, the proposal would not directly impact noise levels and no mitigation is proposed. Future project-specific development proposals will be reviewed pursuant to SEPA and the County Environmental Policy (KCC Title 15) to identify potential environmental impacts and applicable mitigating measures.

Future development would also be subject to state requirements, including the maximum environmental noise levels established pursuant to the Noise Control Act of 1974, (RCW 70.107) and the State of Washington Motor Vehicle Noise Performance Standards (Chapter 173-62 WAC).

## 8. Land and Shoreline Use

a. **What is the current use of the site adjacent to the properties?**

**Snoqualmie Pass:** Predominant land uses in the Snoqualmie study area include recreation, vacation and cabin homes, commercial, and public. Undeveloped land is located in pockets, and particularly to the east. A few small parcels of single family and multifamily are found along local roads. While the eastern third of the study area is shown for vacation/cabin homes based on an approved planned unit development, there are minimal fewer improvements or homes in existence compared to the remainder of the study area.

**Vantage:** The study area contains public uses, including the Ginkgo Petrified Forest State Park's boat launch and park area, some foothills territory and the Columbia River water; commercial businesses along Main Street flanked to the west by multifamily property and to the east by single family and undeveloped property; and other resource oriented uses include two small mining properties and three agricultural lots.

**City of Kittitas UGA:** The study area consists primarily of agricultural uses and also includes commercial and industrial land uses.

b. **Has the site been used for agriculture? If so, describe.**

The City of Kittitas UGA contains areas that are currently and historically in use for agriculture. The other study areas may also contain scattered agricultural areas.

c. **Describe any structures on the site.**

Please see the response to Question 8.a, above.

d. **Will any structures be demolished? If so, what?**

No structures will be demolished as part of the non-project proposal.

e. **What is the current zoning classification of the site?**

**Snoqualmie Pass:** Zoning classifications consist of Forest and Range, Planned Unit Development and Highway Commercial based on a 2005 zoning map.

Forest and Range allows the following lot sizes: 20 acres; 0.5 acre minimum for any lot within an approved platted cluster subdivision, served by public water and sewer; and 6,000 square feet for lots on existing municipal sewer and water systems. Planned Unit Development densities are not specified. Highway Commercial is intended for "for motorist- tourist dependent businesses having little interdependence and requiring convenient access to passing traffic."

**Vantage:** The current zoning is Residential, Forest and Range, and General Commercial.

**City of Kittitas UGA:** Zoning designations include. Urban Residential, Rural Residential and Agriculture-20.

**f. What is the current comprehensive plan designation of the site?**

**Snoqualmie Pass:** Designations include Public Recreation, Residential Snoqualmie, Community Commercial Snoqualmie, Highway Commercial Snoqualmie, Commercial Lodging Snoqualmie, Light Industrial Snoqualmie, Community Public Snoqualmie, Open Space Snoqualmie, and Commercial Forest. Public Recreation and Residential Snoqualmie are the most prevalent.

**Vantage:** The current Comprehensive Plan land use designation is Rural.

**City of Kittitas UGA:** Comprehensive Plan designations include Rural, Industrial and Highway Commercial.

**g. If applicable, what is the current shoreline master program designation of the site?**

**Snoqualmie Pass:** Keechelus Lake is designated as Conservancy.

**Vantage:** North of I-90 the shoreline of the Columbia River is designated Urban, with a change to a Natural designation further to the north. South of I-90, the Columbia River is designated as Rural, with a change to Conservancy further to the south.

**City of Kittitas UGA:** No area within shoreline jurisdiction.

**h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.**

**Snoqualmie Pass:** Approximately 149 acres of mapped wetlands, located predominately in the central and eastern sections, along both sides of Gold Creek and along the shoreline of Keechelus Lake. Mapped steep slopes are concentrated along the largely developed western side of the western section and along the largely undeveloped eastern side of the eastern section of the study area. Areas with 25 to 50% slopes encompass approximately 509 acres and areas with greater than 50% slopes encompass approximately 124 acres. Please see response to Question 3.a.5 for floodplain information.

**Vantage:** Approximately 1,360 acres of mapped wetlands, nearly all associated with the channel of the Columbia River and its shoreline. Mapped steep slopes are concentrated along the largely undeveloped edges of the coulees and along the shoreline of the Columbia River and the bluffs located south of I-90. Approximately 432 acres have slopes of 25 to 50% and 83 acres have greater than 50% slope. Please see response to Question 3.a.5 for floodplain information.

**City of Kittitas UGA:** See response to Question 3.a.1 and 3.a.5.

- i. Approximately how many people would reside or work in the completed project?**

**Snoqualmie Pass:** The LAMIRDs would provide capacity for an additional 2,859 residents and 120 new jobs.

**Vantage:** The LAMIRD would provide capacity for 220 new residents and 32 new jobs.

**City of Kittitas UGA:** Option 2 would provide for 2,056 new residents and 850 new jobs.

- j. Approximately how many people would the completed project displace?**

The non-project proposal is not expected to displace any residents.

- k. Describe proposed measures to avoid or reduce displacement impacts, if any.**

As a non-project action, the proposal would not directly cause displacement and no mitigation is proposed. Future project specific development proposals within the study areas that may result in displacement will be reviewed consistent with the provisions of the Comprehensive Plan and applicable provisions of the Kittitas County Code.

- l. Describe proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

The proposal is intended to ensure that the Countywide Planning Policies, Comprehensive Plan and County Code are consistent and compatible.

## **9. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

**Snoqualmie Pass:** Option S1, which would establish LAMIRD designations, would provide capacity for an additional 1,254 dwelling units. Likely cost of future housing is not known.

**Vantage:** The LAMIRD would provide capacity for an additional 79 housing units. Likely cost of future housing is not known.

**City of Kittitas UGA:** Option 2 would provide for an additional 370 dwelling units. Likely cost of future housing is not known.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

The non-project proposal is not expected to eliminate any housing units.

**c. Describe proposed measures to reduce or control housing impacts, if any.**

As a non-project action, the proposal would not result in housing impacts and no mitigation is proposed. Future project-specific development proposals will be reviewed pursuant to SEPA and the County Environmental Policy (KCC Title 15) to identify potential environmental impacts and applicable mitigating measures.

**10. Aesthetics**

**a. What is the tallest height of any of the proposed structure(s), not including antennas? What is the principal exterior building material(s) proposed?**

The proposal is a non-project action that does not include any proposed structures. Future development would be required to meet the height requirements of the Kittitas County Code.

**b. What views in the immediate vicinity would be altered or obstructed?**

The proposal is a non-project action that will not alter or obstruct views.

**c. Describe proposed measures to reduce aesthetic impacts, if any.**

As a non-project action, the proposal would not result in aesthetic impacts and no mitigation is proposed. Future project-specific development proposals will be reviewed pursuant to SEPA and the County Environmental Policy (KCC Title 15) to identify potential environmental impacts and applicable mitigating measures.

**11. Light and Glare**

**a. What type of light and glare will the proposal produce? What time of day would it mainly occur?**

The proposal is a non-project action that would not directly produce light and glare. Future project specific development proposals that may result in increased light and glare would be subject to review under the applicable provisions of the Kittitas County Code.

**b. Could light or glare from the finished project be a safety hazard or interfere with views?**

See response to Question 11.a, above.

**c. What existing off-site sources of light or glare may affect your proposal?**

Light and glare in the study areas is typical of small town, rural and undeveloped areas. Existing light and glare does not affect the proposal.

**d. Describe the proposed measures to reduce or control light and glare impacts, if any.**

As a non-project action, the proposal would not result in light and glare impacts and no mitigation is proposed. Future project-specific development proposals will be reviewed pursuant to SEPA and the County Environmental Policy (KCC Title 15) to identify potential environmental impacts and applicable mitigating measures.

## 12. Recreation

**a. What designated and informal recreational opportunities are in the immediate vicinity?**

Kittitas County has a variety of recreational opportunities. The Snoqualmie Pass study area contains the Summit at Snoqualmie, a regional alpine and Nordic ski resort, the Pacific Crest Trail, and numerous other hiking, climbing and snow sport opportunities. The Vantage study area contains the Ginko Petrified Forest State Park and Wanapum Recreational Area, and is a regional rock climbing destination. The John Wayne Trail extends through Kittitas County from Snoqualmie Pass to the Columbia River, including portions of the study areas. All of the study areas offer local recreation opportunities for area residents.

**b. Would the proposed project displace any existing recreational uses? If so, describe.**

As a non-project action, the proposal would not displace existing recreational uses.

**c. Describe proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant.**

As a non-project action, the proposal would not result impacts on recreational opportunities and no mitigation is proposed. Future project specific development proposals within the study areas that may result in recreation impacts will be reviewed consistent with the provisions of the Comprehensive Plan and applicable provisions of the Kittitas County Code.

## 13. Historic and Cultural Preservation

**a. Are there any places or objects listed on or eligible for national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

Sites in or near the study areas that are on the national or state register include:

**Snoqualmie Pass:** The Lake Keechelus Snowshed Bridge, located on I-90 near Snoqualmie Pass (National Register, Washington Heritage Register)

**Vantage:** None

**City of Kittitas UGA:** The Kittitas Depot of the Chicago, Milwaukee, St. Paul and Pacific Railroad, located in the City of Kittitas. (National Register, Washington Heritage Register)

- b. **Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.**

There are no known landmarks or evidence of historic, archeological, scientific or cultural importance known in the study areas. However, it is likely that the study areas contain such features.

- c. **Describe proposed measures to reduce or control impacts, if any.**

As a non-project action, the proposal is not expected to impact historic or cultural features and no mitigation is proposed. Future project-specific development proposals will be reviewed pursuant to SEPA and the County Environmental Policy (KCC Title 15) to identify potential environmental impacts and applicable mitigating measures.

Future site-specific project actions would be subject to further environmental review on a case-by-case basis. Future projects would be required to adhere to and comply with all State and Federal historical/archaeological preservation laws, should any artifacts or items be discovered during construction.

Washington cultural resource laws (RCW 27.53) state that no known archaeological resources or site can knowingly be damaged without obtaining a certified permit from the Washington State Office of Archaeology and Historic Preservation (OAHP). Also under Washington State law, all archaeological sites and resources are protected on private and public lands (RCW 27.53). Section 106 of the National Historic Preservation Act of 1966, as amended, stipulates early, often, and continuous consultation with the project's Federal/State lead agency and affected Native American Tribe(s) depending on the jurisdiction of the proposed project.

#### 14. Transportation

- a. **Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.**

**Snoqualmie Pass:** I-90 and SR 906 and numerous county roads serve the area. Highest volumes are at Hyak Drive E at two locations and Snoqualmie Drive at two locations. Future roadway capacity and operating efficiency have not been identified as an issue. However, depending on the future level of development, there is a possibility for the intersections along Hyak Drive E and SR 906 to exceed the adopted level of service (LOS) standard.

**Vantage:** Of the county roads serving the area, Vantage Highway and Huntzinger Road have the highest volumes. Future roadway capacity and operating efficiency are not constraints.

**City of Kittitas UGA:** Under existing traffic conditions, all roads within and adjacent to the potential Kittitas UGA are estimated to operate at LOS A, which is well within the City and County standard of LOS C. These roads are also expected to accommodate additional traffic resulting from typical regional growth through 2025, and still maintain operations at LOS A. Build-out of potential new residential and commercial development under the UGA land use options could generate substantial additional traffic in the area. However, a considerable level of additional development would be able to occur before capacity improvements would be warranted. It is not expected that additional capacity improvements would be needed within the first six years of the planning period. Areas within the potential UGA boundaries that are currently undeveloped, particularly in the potential commercial areas to the south the existing city, are not served by the existing roadway system. Additional roads will be needed to provide support access and circulation for development in these areas. The City has identified potential future roads to serve the expanded UGA in Appendix E of its Comprehensive Plan. As population and employment growth occurs, the City and County would need to monitor traffic conditions, and conduct more detailed traffic impact analysis as part of future development agreements. Transportation improvements (or impact fees to contribute toward transportation improvements) to ensure that the transportation system is adequate to support planned land use can be required as a condition of future development approval.

- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

**Snoqualmie Pass:** No regular transit service. Private charter buses provide access to the ski resort in the winter.

**Vantage:** No regular transit service.

**City of Kittitas UGA:** No regular transit service.

- c. How many parking spaces would the completed project have? How many would the project eliminate?**

The non-project proposal would not provide or eliminate parking spaces.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe.**

Please refer to the response to Question 14.a, above.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

The non-project proposal would not use water, rail or air transportation.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

The non-project proposal would not generate vehicular trips. Please refer to the response to Question 14.a, above.

- g. Describe proposed measures to reduce or control transportation impacts, if any.**

As a non project action, the proposal will not impact transportation and no mitigation is proposed. Future project-specific development proposals will be reviewed pursuant to SEPA and the County Environmental Policy (KCC Title 15) to identify potential environmental impacts and applicable mitigating measures.

In general, roads segments and intersections that are approaching the adopted LOS standard would be evaluated and improved as needed before additional development could be allowed. Issues that would be reviewed include access, circulation, paving and safety, among others.

## 15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally explain.**

The non-project proposal would not directly result in an increased need for public services. Existing services are briefly summarized below.

**Police:** The Kittitas County Sheriff Department provides law enforcement throughout the County. Calls for service have generally increased in recent years, particularly in fast-growing Snoqualmie Pass area.

**Fire and Emergency Medical Services:** County fire districts provides emergency response to fire and medical emergencies through out the County. In addition, the Snoqualmie Pass Fire and Rescue District serves the Snoqualmie Pass area in both King and Kittitas counties.

**Schools:** The study areas are served by the Easton School District and the Kittitas School District. Student enrollment in these districts has been stagnant or declining in recent years, with the exception of the Kittitas School District which serves the Vantage area.

- b. Describe proposed measures to reduce or control direct impacts on public services.**

As a non-project action, the proposal would not result in public service impacts and no mitigation is proposed. Future project specific development proposals within the study areas that may result in public service impacts will be reviewed consistent with the provisions of the Comprehensive Plan and applicable provisions of the Kittitas County Code.

## 16. Utilities

- a. Underline utilities currently available at the site:**

Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic systems, other

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.**

**Snoqualmie Pass:** The Snoqualmie Pass Utility District provides water and sewer service to most of the western and central portions of the study area. A portion of the eastern part of the study area is served by a private water system and does not have sanitary sewer service.

**Vantage:** Based on information provided by representatives of the Vantage Water System there are lines that effectively serve the town and area west of town. To the south of the freeway, there is a 6-inch steel main, wells, original fire hydrants, and spur lines that cover the bulk of that property. While it is not currently connected to the Vantage Water System, representatives of the Vantage Water System understand that development plans allow for a complete infrastructure replacement and potential operating agreement. To the north of town, the State Park museum is served by Vantage Water System, and there appears to be an easement and means to service the private parcel north of the museum. That area also has old exempt wells, septic systems, and means of service.

Sanitary sewer service is provided by Kittitas County Water District #6, which serves the area around the town and areas to the north and south along the Columbia River.

**City of Kittitas UGA:** With its existing capital facilities and those planned in the 2007 Comprehensive Plan, the City of Kittitas as the prime service provider can meet all its capital facility needs (administrative services, fire, police, parks and recreation, schools, stormwater, sewer, and water) over the planning period up to 2025 for all the land capacity options being considered for the Comprehensive Plan update.

As a non-project action, the proposal would not result in impacts on utilities and no mitigation is proposed. Future project specific development proposals within the study areas that may result in impacts on utilities will be reviewed consistent with the provisions of the Comprehensive Plan and applicable provisions of the Kittitas County Code.

### C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_

Date Submitted: \_\_\_\_\_

**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS  
(DO NOT USE THIS SHEET FOR PROJECT ACTIONS)**

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

See Sections B 2, 3 and 7.

**Proposed measures to avoid or reduce such increases are:**

See Sections B 2, 3 and 7.

- 2. How would the proposal be likely to affect plants, animals, fish, or marine life?**

Please refer to Sections B 4 and 5.

**Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

Please refer to Sections B 4 and 5.

- 3. How would the proposal be likely to deplete energy or natural resources?**

Please refer to Section B.6.a.

**Proposed measures to protect or conserve energy and natural resources are:**

Please refer to Section B.6.c.

- 4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

Please refer to Section B.

**Proposed measures to protect such resources or to avoid or reduce impacts are:**

Please refer to Section B.

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

See Section B8.

**Proposed measures to avoid or reduce shoreline and land use impacts are:**

See Section B8.

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**

See Sections B14 and 16.

**Proposed measures to reduce or respond to such demand(s) are:**

See Sections B14 and 16.

7. **Identify, if possible, whether the proposal may conflict with local, State, or Federal laws or requirements for the protection of the environment.**

See Section B.

## REFERENCES

- Eastern Washington Growth Management Hearings Board. Case No. 07-1-0004c Final Decision and Order. August 20, 2007.
- ICF Jones & Stokes. Technical Memorandum from Lisa Grueter, ICF Jones & Stokes to Jan Ollivier, Kitsap County. Subject: City of Kittitas Land Capacity Analysis Evaluation. September 22, 2009.
- City of Kittitas. *City of Kittitas Comprehensive Plan*. 2007.
- Kittitas County. *Assessment of Five County Areas for Land Use Designations*. Prepared by ICF Jones & Stokes. August 2009.
- Kittitas County. *Shoreline Master Program for Kittitas County Washington*. March 5, 1975.
- Kittitas County. *Kittitas County Comprehensive Plan*. 2008.
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## ATTACHMENT A

### Countywide Planning Policies

Proposed amendments to the Countywide Planning policies are as follows:

In 2010, the Eastern Washington Growth Management Hearings Board determined that the sizing of the Kittitas UGA remains invalid and directed Kittitas County to appropriately size the Kittitas UGA based on the urban growth projected to occur in the succeeding 20-years. Therefore, Kittitas County requested that the KCCOG adopt a revised population allocation as shown in Table 3:

**Table 3. 2010 Population Allocation**

<u>Jurisdiction</u>	<u>% of total</u>	<u>Population Allocation</u>	<u>Reserve Population Allocation**</u>	<u>Total Countywide Allocation</u>
<u>Roslyn/UGA</u>	<u>3%</u>	<u>1,584</u>	<u>159</u>	
<u>South Cle Elum/UGA</u>	<u>1.5%</u>	<u>792</u>	<u>79</u>	
<u>Kittitas/UGA</u>	<u>4.26%</u>	<u>2,056</u>	<u>194</u>	
<u>Cle Elum/UGA</u>	<u>19%</u>	<u>10,034</u>	<u>1,008</u>	
<u>Ellensburg/UGA</u>	<u>45%</u>	<u>23,764</u>	<u>2,387</u>	
<u>Kittitas County Rural</u>	<u>18.5%</u>	<u>9,771</u>	<u>982</u>	
<u>Reserve Population Allocation</u>	<u>8.74%</u>			
<b><u>Total</u></b>	<b><u>100%</u></b>	<b><u>48,001</u></b>	<b><u>4,809</u></b>	<b><u>52,810</u></b>

\*\*The Reserve Population Allocation is the balance of population reallocated from the former Urban Growth Nodes to cities/UGAs and Kittitas County rural based on existing distribution percentages, excluding the City of Kittitas. Population reserve allocations should be incorporated into local government comprehensive plans after further detailed planning is conducted consistent with GMA and SEPA, addressing topics such as land use, capital facilities, and environmental conditions. This review would occur as part of a local government's docket or Comprehensive Plan review process.

This proposed change reflects the changed population allocation for the City of Kittitas UGA from 2,250 to 2,056. The remaining 194 population allocation was moved to the "reserve population allocation" column and will only be allowed after further detailed planning is conducted that is consistent with GMA and SEPA, addressing topics such as land use, capital facilities, and environmental conditions.

**ATTACHMENT B**  
**Comprehensive Plan**  
**Chapter 8.2.2 Description of Rural Lands**

Proposed amendments to the Comprehensive Plan text related to the Snoqualmie Pass land use designation are as follows:

**8.2.2. Description of Rural Lands**

Kittitas County lies within the Upper Yakima River watershed near the geographic center of Washington State. Lands range from coniferous forestlands of the mountains and foothills in the north and west to arid rangeland to the south and east. Mountains and high hills ring an extensive irrigated area known as the Kittitas Valley where most of the County's residents live. The County Seat and Central Washington University reside on the valley floor in the city of Ellensburg. Other incorporated areas throughout Kittitas County include: Cle Elum, South Cle Elum, Roslyn, and Kittitas. These areas have adopted designated Urban Growth Areas (UGA's). A rural lands designated "Limited Area of More Intensive Rural Development" (LAMIRD) has been assigned to [Snoqualmie Pass](#), Easton, Ronald, Thorp, and Vantage; ~~and Snoqualmie Pass has been designated as an existing Master Planned Resort (MPR).~~ Other un-incorporated communities presumably designated as rural areas include: Liberty, Thrall, Lauderdale, Sunlight Waters, Fairview, Denmark, Badger Pocket, Elk Heights, Teanaway, Reecer Creek, and Sky Meadows, as well as others.

## ATTACHMENT C

### Development Code Revisions

### Title 15A Site Plan Review and Title 17 Zoning

Revisions to the Kittitas County Code (KCC) related to the Snoqualmie Pass land use designation that are recommended to implement the recommendations presented in this document are as follows:

#### Chapter **15A.13** **SITE PLAN REVIEW**

##### **Sections**

15A.13.010 Purpose.

15A.13.020 Applicability.

15A.13.030 Procedures.

15A.13.040 Criteria for approval.

15A.13.050 Amendments to approved site plans.

15A.13.060 Appeals of site plan determinations.

##### **15A.13.010 Purpose.**

Site plan review is an evaluation of development plans to identify compliance with applicable regulations, requirements and standards; to ensure that the proposal is coordinated with known and planned development on adjacent sites and within the subarea; to determine whether roads, access, capital facilities and utilities are adequate to serve the proposed development; and to ensure that development will protect the health, safety and general welfare of County residents. (Ord. 2009-25, 2009)

##### **15A.13.020 Applicability.**

Site plan review and approval is required prior to the development, occupancy or use of any site within the ~~Snoqualmie Subarea~~. Site plan review shall apply to all new development, redevelopment, expansion or site improvements that will change the physical conditions of a site and is required prior to issuance of building permit. Site plan review is not intended to review and determine the appropriateness of a given use on a particular site. (Ord. 2009-25, 2009)

##### **15A.13.030 Procedures.**

1. The process for review of a site plan shall be as follows:
  - a. Review of proposals that are consistent with the applicable land use designation in the Comprehensive Plan, Resort Plan, and ~~Snoqualmie Pass~~-Subarea Plan, and with the applicable zoning designation shall be processed as an administrative decision and shall be determined by the Director of Community Development Services pursuant to KCC 15A.07.
  - b. Review for proposals that also require preliminary subdivision approval or zoning reclassification shall be heard and decided by the Hearing Examiner, consistent with the procedures rezones specified in KCC 15A.03.

2. Site plan review may be conducted independently or concurrently with any other development approval or permit required by this title.
3. Preapplication conference. A preapplication conference between the applicant and County staff is optional but is recommended. Refer to [KCC 15A.03.020](#).
4. Application Requirements. An application for site plan review shall include the following:
  - a. Narrative description of the proposal including: (a) site size, building size, and impervious surface coverage, and amount of area devoted to open space and recreation, landscaping and parking; calculations of gross and net density (b) designations of the property in the Comprehensive Plan, Snoqualmie Subarea Plan and zoning; (c) elevations and perspective drawings of proposed structures and other proposed improvements; (d) any agreements, covenants or other provisions that affect the proposal; and (e) signatures, mailing addresses and phone numbers of all owners of record or agents of the subject property.
  - b. Vicinity map, showing site boundaries and existing roads and accesses within and bounding the site;
  - c. Site plans, drawn to a scale no less than one inch equals fifty feet, showing the location and size of uses, buffer and open space areas, landscaped areas, areas of disturbance outside building footprints, and any existing structures, easements and utilities;
  - d. Topographic map, based on a site survey, delineating existing contours at no less than 5-foot intervals, and which locates existing streams, wetlands and other natural features;
  - e. Conceptual landscape plan;
  - f. Parking and circulation plan;
  - g. Preliminary stormwater management plan;
  - h. Preliminary utilities plan;
  - i. Other reports or studies as determined applicable by the Director, including but not limited to geotechnical, critical areas, and/or traffic;
  - j. SEPA environmental checklist unless the proposal is categorically exempt per KCC 15.04, Environmental Policy, or the applicant has agreed to prepare an environmental impact statement;
  - k. A list of the names and addresses of property owners of record within 500 feet of the project boundaries. The Director of Community Development Services may modify these requirements based on the size, scope and complexity of the proposal.
5. Review and processing of applications for site plan review shall follow the procedures for review of other project permits as specified in [KCC 15A.03](#). (Ord. 2009-25, 2009)

**15A.13.040 Criteria for approval.**

To be approved, or approved with conditions, a site plan must be consistent with the County's Comprehensive Plan, [Resort Plan](#), and the ~~Snoqualmie Pass~~-Subarea Plan, and with all applicable

development regulations, codes and other County requirements. A proposed site plan shall also satisfy the criteria of [KCC 17.60B.050](#). (Ord. 2009-25, 2009)

**15A.13.050 Amendments to approved site plans.**

Proposed alterations to an approved site plan shall be processed consistent with [KCC 17.36.070](#). (Ord. 2009-25, 2009)

**15A.13.060 Appeals of site plan determinations.**

Appeals of decisions on site plans shall follow the procedures of [KCC 15A.07](#). (Ord. 2009-25, 2009)

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**Table A**

	Step 1 Public Comment Period	Step 2 Open Record Hearing	Step 3 Decision	Step 4 Open Record Appeal	Step 5 Closed Record Appeal	Step 6 Judicial Appeal*
<b>ADMINISTRATIVE</b>						
Site Plan Review:	15 days	None	Staff	BOCC	None	Sup. Court
Zoning Variance:	15 days	None	Staff	BOA	None	Sup. Court
Zoning Administrative Conditional Uses <sup>5</sup> :	15 days	None	Staff	BOA	None	Sup. Court
Short Plats:	15 days	None	Staff	BCC	None	Sup. Court
Segregations/Lot Line Adjustments:	None	None	Staff	BCC	None	Sup. Court
SEPA Actions: Appeals of threshold determinations:	15 days	None	Staff	BOA/HE	None	Sup. Court
SEPA Actions: The exercise of substantive SEPA authority and adequacy of an EIS <sup>1</sup> :	15 days	None	Staff	BOA/BCC <sup>2</sup>	None	Sup. Court
Independent administrative rulings:	None	None	Staff	BOA/BCC <sup>3</sup>	None	Sup. Court
<b>QUASI-JUDICIAL</b>						
Zoning Conditional Uses:	15 days	BOA	BOA	None	None	Sup. Court
Long Plats:	15 days	HE	BCC	None	None	Sup. Court
Shorelines Substantial Development/Cnd. Use:	15 days	BOA	BOA	None	None	Shorelines Board
Shorelines Setback Variance:	15 days	HE	BOA	None	None	Shorelines Board
Site-Specific Rezone to Zoning Map (Including PUD) <sup>4</sup> :	30 days	HE	BCC	None	None	Sup. Court
Development Agreement:	30 days	BCC	None	None	None	Sup. Court

(Ord. 2009-25, 2009; Ord. 2000-07; Ord. 98-10, 1998)

<sup>1</sup> See [KCC 15A.01.040](#) for clarification of roles and responsibilities.

<sup>2</sup> Open record appeals of SEPA actions are heard by the hearing body making the decision on, or hearing the appeal of, the underlying application.

<sup>3</sup> BOA for all actions associated with a project before them, all independent actions regarding [KCC Title 17](#), Zoning; BCC for all actions associated with a project before them, and for independent actions regarding all county policies, codes, and standards not associated with [KCC Title 17](#), Zoning.

<sup>4</sup> Unless the rezone requires a comprehensive plan amendment which would then follow the comprehensive plan amendment process as outlined in [KCC Title 15B](#).

<sup>5</sup> In the event that a procedural appeal is filed pursuant to Chapter [15A.04 KCC](#), the BOA shall consider and issue a final decision on both the administrative appeal and the underlying project permit application under a single consolidated open record hearing. In such an event, the BOA's decision on the underlying application shall be quasi-judicial.

Legend:

- BCC - Board of County Commissioners
- BOA - Board of Adjustment
- HE - Hearing Examiner
- PC - Planning Commission
- Staff - County administration

NOTE: In the case of combined applications which require public hearings before the planning commission and the board of adjustment, a joint hearing shall be held, and the board of adjustment decision shall be final and the planning commission recommendation transmitted to the board of commissioners for decision.

NOTE: In the case of application requiring combined legislative and quasi-judicial actions, a development agreement may provide for appropriate review and hearing body.

\* Please review state revised and administrative code for appropriate judicial reviewing bodies.

**17.37.050 Applications/approvals required for existing resorts.**

1. Designation. An existing resort may be designated by the county as a master planned resort, consistent with [RCW 36.70A.362](#), through approval of a sub-area plan, [resort plan](#), and adoption of an MPR zoning overlay. The sub-area plan, [resort plan](#), and applicable zoning shall establish the range of uses, and the density, intensity and character of development that is permitted within the resort.
2. Development applications. Following designation of the site as an MPR, a property owner may submit a site-specific development application to the County which shall include an application for site plan review per [KCC 15A.13](#). A development agreement, consistent with [KCC 15A.11](#) and [RCW 36.70B.170](#), may be submitted in conjunction with each development application.
3. Environmental review pursuant to the State Environmental Policy Act (SEPA, [RCW 43.21C](#)), shall occur and shall address significant impacts associated with development and redevelopment of the existing resort. (Ord. 2009-25, 2009)