



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. **Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.**

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: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non- projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

APPLICATION FEES:

\$600.00 Kittitas County Community Development Services (KCCDS)**

\$950.00* Kittitas County Department of Public Works**

\$260.00 Kittitas County Public Health

\$1,810.00 Total fees due for this application (One check made payable to KCCDS)

*2 hours of review included in Public Works Fee. Additional review hours will be billed at \$243 per hour.

** Note:KCCDS and PW fees are waived if project is a VSP sponsored fish enhance
ement project.

FOR STAFF USE ONLY

Application Received by (CDS Staff Signature): 	DATE: 	RECEIPT# <div data-bbox="1224 1814 1511 2018" style="border: 1px solid black; width: 177px; height: 97px; margin: 10px auto;"></div> <div data-bbox="1284 2028 1446 2043" style="text-align: center; font-size: small;">DATE STAMP IN BOX</div>
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A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: >>>>Flying A Planned Unit Development
2. Name of applicant: >>>>Andy Schmidt
3. Address, e-mail and phone number of applicant and contact person:>>>>
Address: 300 Mission View Drive, Ellensburg, WA 98926
Email Address: andy@wardrugh.com
Phone Number: 509.899.3812
4. Date checklist prepared: >>>>6-24-2024
5. Agency requesting checklist:>>>> Kittitas County Community Development Services
6. Proposed timing or schedule (including phasing, if applicable): >>>> See Phasing Plan in Exhibit 5
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. >>>>No
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
>>>>See Critical Areas Report Attached hereto as Exhibit 6
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. >>>>No
10. List any government approvals or permits that will be needed for your proposal, if known.
>>>> Kittitas County building permit
>>>> Kittitas County Water mitigation certificate
>>>> Kittitas County or Washington State Septic, LOSS, and/or MBR Plant Wastewater Permit(s)
>>>> Washington Health Department Group A water plant approval
>>> Kittitas County approval of Planned Unit Development final development plan
>>> Kittitas County approval of Transfer of Development Rights Application
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

GOALS OF THE PROPOSED FLYING A PLANNED UNIT DEVELOPMENT

The proposed project site spans 197.4 acres. The objective is to request a change in zoning from Agriculture-5 to Planned Unit Development (PUD) in accordance with Kittitas County Code 17.36. By combining the existing allowable density with Transfer of Development Rights (as allowed by Kittitas County Code 17.13), approximately 110 residential units are planned to be created. These units would be served by a private Group A water system, a private wastewater treatment system, and a private irrigation system.

The rezone application aims to secure the long-term viability of the project property for residential and individual agricultural purposes. This property, which has been home to multiple generations of the Applicant's family, would provide essential homesites for the growing central Kittitas County community while preserving its rural character.

The transfer of development rights process includes a sending site and a receiving site. The sending site, hereby referred to as (SS), is a 441.55-acre parcel owned by the applicant that is deemed to be unfit for development because of its large critical area as shown on the Washington State Department of Fish and Wildlife Priority Habitat and Species map. Due to its current 20-acre density zoning requirements, the total "TDR density credits", or units of developable density, on this property equal 22 units ($440/20=22$). The Applicant would be leaving 3 units of density on SS. The nineteen (19) transferrable TDR density credits would be transferred to the receiving site (RS), which is the site of the proposed planned unit development. Under the PUD zone, KCC 17.13 allows two TDR density credits to be received for every one TDR credit that is sent. Therefore, the proposed development would receive 38 additional units of density for the 19 TDR credits that are sent.

Key features of the proposed PUD include concentrating residential density toward the center and western sides of the property. Some parcels will be big enough to provide space for residents to exercise small-scale family farm uses such as growing gardens including vegetable gardens and raising cattle and/or horses. Lot sizes within the residential area will range from half an acre to potentially as large as 20 acres. By adjusting parcel sizes from the current Agriculture Five zoning (1 unit per 5 acres) to the Planned Unit Development zone, the applicant plans to maintain and enhance the rural character of the property while preventing sprawling, low-density development.

It should be noted that of the 197.4 acres of the project area, only 57 acres of the total area can be tilled and farmed. The balance of the acres are marginal rocky soils that are only suited for pasture. It should also be noted that this parcel is irrigated with KRD water. However, approximately 20 acres has no KRD water due to it being classified as too marginal for water when the KRD was established. With the current assessment, including the cost of water and only receiving less than 50% of the water

allocation this year, pasture ground is losing money after taxes and water. Most of the time, the applicant does not receive the full allotment of KRD water. This, combined with the fact that this project is at the very tail end of the KRD, makes it a challenge to irrigate on a year when the applicant does receive full water. Because of this, lands that were previously used for agriculture on the property will no longer be used for the same practices, creating space for residential development.

The applicant believes that utilizing the Kittitas County Planned Unit Development zone (KCC 17.36) and transferring development rights (KCC 17.13) is the best approach to balance residential needs with the preservation of rural character.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

No official street address.

Sending Site: S13, T17N, R16E

Receiving Site: S32, T18N, R19E

See Exhibit 1 – RS Site Plan

See Exhibit 2 – RS Legal Description

See Exhibit 3 – RS Aerial Photograph

See Exhibit 4 – RS Topographic Map

See Exhibit 8 – SS Aerial Map with Legal Description

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

>>>> RS is relatively flat. There is a gradual northwestern grade that rises about ten feet across the width of the property.

>>>> SS is mountainous with steep slopes

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

>>>> RS - 0.67 degrees +/-

>>>> SS – has some vertical cliffs

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. >>>>See the Critical Areas Report in Exhibit 6
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. >>>>No.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. >>>>There will be fill required for some of the building sites, agriculture outbuildings, internal roads and driveways, and possible park(s) and trails. There will be some cutting and filling on the southern side of the property to allow access to the southern residential area. The approximate amount of cutting and filling needed will be approximately 10,000 cu ft (+/-). The fill will possibly come from on site or brought in from an authorized borrow pit as needed.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.>>>> During the construction and development of the proposed PUD, erosion could occur. The most likely type of erosion that could occur would be by installation of utilities and construction of the roads.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?>>>>Approximately 10% +/-
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: >>>>During construction, best practices will be used to control erosion.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

>>>>Types Of Emissions During Construction:

>>>>Asphalt preparation – Possibly for the creation of roads

>>>>Concrete – Possibly for the creation of roads, foundations, and hard surfaces

>>>>Fuel dispensing and storage – For construction vehicles and maintenance equipment once construction is complete as allowed by Washington State law

>>>>Painting and surface coating – For the preparation of residences and buildings

>>>>Rock or material crushing and transport – Possibly during the construction phase for onsite use only

>>>>Solvent or other volatile liquid use and storage – Possibly for necessary substances and vehicles used on the property

>>>>Welding – Possibly for residences and buildings in the construction area

>>>>Wood processing – Possibly for residences and buildings in the construction area

>>>>Dust – Higher likelihood for increased dust creation. Best management practices will be followed to minimize fugitive dust

>>>>Heat – Higher likelihood for increased heat generation. Use of construction equipment may affect the temperature of the directly surrounding area

>>>>Types Of Emissions During Operation and Maintenance:

>>>>Propane gas emissions – This will occur from residential use due to various appliances and vehicles such as laundry machines, furnaces, fireplaces, and cars. This will also occur from agricultural practices and equipment. May have natural or propane gas emissions during events such as wood burning in a contained area

>>>>Fuel dispensing and storage – For utility, agriculture, and maintenance vehicles and equipment as allowed by Washington State law

>>>>Chemical dispensing and storage – Will vary between users

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. >>>>No

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

>>>>Proposed Measures to Reduce or Control Emissions During Construction: All machinery and equipment used during construction of the development will meet or exceed Washington State Rules and Regulations.

>>>>Proposed Measures to Reduce or Control During Operation and Maintenance: All machinery and equipment used will meet or exceed Washington State Rules and Regulations.

3. **Water** [\[help\]](#)

a. Surface Water: [\[help\]](#)

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, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. >>>>Yes.

Naneum Creek is located east of the property.

There is an irrigation ditch(es) that runs through the property from Naneum Creek and the KRD for irrigation purposes. This ditch(es) is unnamed and drains to the Yakima River if all the water is not used for irrigation. Tail water also accumulates in this unnamed ditch(es).

There is a large irrigation area that, over time, has created an area that resembles a seasonal wetland due to seasonal irrigation. These areas are highlighted as large wetland areas on the Kittitas County COMPAS online mapping tool. However, as can be seen on the Critical Areas Report, this area is not a wetland or a critical 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. >>>> Possibly. There will be no work within 200 feet of Naneum Creek. There may be work on and around the existing irrigation ditches that deliver irrigation water from Naneum Creek and the KRD to the property. There are no available plans at this time.
- 3) Estimate the amount of fill and dredge material that would 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 material.>>>>None
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. >>>> No new surface water withdrawals will be required. The irrigation water delivered through the ditch(es) will be diverted and used for sprinkler and flood irrigation of the property as it has been in the past and for new homesites.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. >>>>The northeast corner of Parcel 956825 lies within a 100-year floodplain, but there will be no development in this area.
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. >>>>No

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
>>>>Water for new uses will be withdrawn from the on-site existing wells for domestic use. These withdrawals have been mitigated with existing water rights. The proposed uses will be for in-house domestic use only. Irrigation water is provided by Naneum Creek, of which the applicant has an established water right, and the KRD. All of the irrigation water and domestic water used on this property either has water rights or the water use has been mitigated. Domestic use will not exceed 250 gallons per day per unit. No water will be discharged to groundwater. There may be new or replacement septic systems and/or wastewater treatment systems. Such wastewater treatment systems may include but are not limited to Septic Systems, Large On-site Septic System (LOSS) and/or a Membrane Bioreactor constructed as permitted by the Kittitas County Health Department, the Washington State Department of Health, and/or the Washington State Department of Ecology.
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). 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) are expected to serve. >>>> Treated residential and domestic wastewater may be discharged into the ground.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. >>>> The source of runoff water would be mostly from irrigation water, snowmelt in the spring, and rain and storm events. Most of this runoff water is absorbed into the agricultural land. Any water escaping this absorption would run into the ditch on the southern side of the property and eventually enter the Yakima River basin. Though much of the property will now be sprinkler irrigated there may be some continued flood irrigating from which the tail water of said flood irrigation may enter the unnamed ditch and continue to the Yakima River.
- 2) Could waste materials enter ground or surface waters? If so, generally describe. >>>> Yes. There may be new or replacement septic systems and/or wastewater treatment systems. Such wastewater treatment systems include but are not limited to Septic Systems, Large On-site Septic System (LOSS) and/or a Membrane Bioreactor constructed as permitted by the Kittitas County Health Department, the Washington State Department of Health, and/or the Washington State Department of Ecology. Such waste materials from these systems could discharge to ground or surface waters as permitted by the Authority having jurisdiction.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. >>>>No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: >>>>Best practices will be used during construction, residential operation and maintenance, and individual agricultural practices.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☒ pasture
- ☒ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? >>>>Pasture lands will be removed from use for the development of homes.
- c. List threatened and endangered species known to be on or near the site.>>>>See Exhibit 7 – Priority Habitat and Species Report

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: >>>> Most of the existing vegetation will be maintained. Residential areas will be vegetated with natural occurring plants as well as other vegetation that survives in the gardening zone associated with this project.

e. List all noxious weeds and invasive species known to be on or near the site. The project site has been actively farmed with weed control. As the applicant is not able to identify what weeds, if any, may grow on the property if there were no weed control measures taken, the 2022 Kittitas County Noxious Weed List as provided by the Kittitas County Weed Board is attached on the following page. The property is treated for weeds each year.

2022 KITTITAS COUNTY NOXIOUS WEED LIST			
Highlight indicates known presence in Kittitas County, if you are aware of any noxious weeds that are not highlighted, please contact the Kittitas County Weed Board			
Common Name	Scientific Name	Common Name	Scientific Name
CLASS A NOXIOUS WEEDS		CLASS B NOXIOUS WEEDS (CONT.)	
common crupina	<i>Crupina vulgaris</i>	Kochia	<i>Bassia scoparia</i>
cordgrass, common	<i>Spartina anglica</i>	lesser celandine	<i>Ficaria verna</i>
cordgrass, dense-flowered	<i>Spartina densiflora</i>	loosestrife, garden	<i>Lysimachia vulgaris</i>
cordgrass, saltmeadow	<i>Spartina patens</i>	loosestrife, purple	<i>Lythrum salicaria</i>
cordgrass, smooth	<i>Spartina alterniflora</i>	loosestrife, wand	<i>Lythrum virgatum</i>
dyer's woad	<i>Isatis tinctoria</i>	Malta starthistle	<i>Centaurea melitensis</i>
eggleaf spurge	<i>Euphorbia oblongata</i>	parrotfeather	<i>Myriophyllum aquaticum</i>
false brome	<i>Brachypodium sylvaticum</i>	perennial pepperweed	<i>Lepidium latifolium</i>
floating primrose-willow	<i>Ludwigia peploides</i>	poison hemlock	<i>Conium maculatum</i>
flowering rush	<i>Butomus umbellatus</i>	policeman's helmet	<i>Impatiens glandulifera</i>
French broom	<i>Genista monspessulana</i>	puncturevine	<i>Tribulus terrestris</i>
garlic mustard	<i>Alliaria petiolata</i>	Ravena grass*	<i>Trifolium ravennae</i>
giant hogweed	<i>Heracleum mantegazzianum</i>	rough chervil	<i>Chaerophyllum temulum</i>
goatsrue	<i>Galega officinalis</i>	rush skeletonweed	<i>Chondrilla juncea</i>
hydrilla	<i>Hydrilla verticillata</i>	saltcedar*	<i>Tamarix ramosissima</i>
Johnson grass	<i>Sorghum halepense</i>	Scotch broom	<i>Cytisus scoparius</i>
knapweed, bighead	<i>Centaurea macrocephala</i>	shiny geranium	<i>Geranium lucidum</i>
knapweed, Vochin	<i>Centaurea nigrescens</i>	spurge flax	<i>Thymelaea passerina</i>
kudzu	<i>Pueraria montana var. lobata</i>	spurge laurel	<i>Daphne laureola</i>
meadow clary	<i>Salvia pratensis</i>	spurge, leafy	<i>Euphorbia virgata</i>
oriental clematis	<i>Clematis orientalis</i>	spurge, myrtle*	<i>Euphorbia myrsinites</i>
purple starthistle	<i>Centaurea calcitrapa</i>	sulfur cinquefoil	<i>Potentilla recta</i>
reed sweetgrass	<i>Glyceria maxima</i>	tansy ragwort	<i>Jacobaea vulgaris</i>
ricefield bulrush	<i>Schoenoplectus mucronatus</i>	thistle, musk	<i>Carduus nutans</i>
sage, clary	<i>Salvia sclarea</i>	thistle, plumeless	<i>Carduus acanthoides</i>
sage, Mediterranean	<i>Salvia aethiops</i>	thistle, Scotch	<i>Onopordum acanthium</i>
silverleaf nightshade	<i>Solanum elaeagnifolium</i>	velvetleaf	<i>Abutilon theophrasti</i>
small-flowered jewelweed	<i>Impatiens parviflora</i>	water primrose	<i>Ludwigia hexapetala</i>
South American spongeplant	<i>Limnobiium laevigatum</i>	white bryony	<i>Bryonia alba</i>
Spanish broom	<i>Spartium junceum</i>	wild basil	<i>Clinopodium vulgare</i>
Syrian beancaper	<i>Zygophyllum fabago</i>	wild chervil	<i>Anthriscus sylvestris</i>
Texas blueweed	<i>Helianthus ciliaris</i>	yellow archangel	<i>Lamium galeobdolon</i>
thistle, Italian	<i>Carduus pycnocephalus</i>	yellow floatingheart	<i>Nymphoides peltata</i>
thistle, milk	<i>Silybum marianum</i>	yellow nutsedge	<i>Cyperus esculentus</i>
thistle, slenderflower	<i>Carduus tenuiflorus</i>	yellow starthistle	<i>Centaurea solstitialis</i>
thistle, Turkish	<i>Carduus cinereus</i>	CLASS C NOXIOUS WEEDS	
variable-leaf milfoil	<i>Myriophyllum heterophyllum</i>	absinth wormwood	<i>Artemisia absinthium</i>
wild four-o'clock	<i>Mirabilis nyctaginea</i>	Austrian fieldcress	<i>Rorippa austriaca</i>
CLASS B NOXIOUS WEEDS		babysbreath	<i>Gypsophila paniculata</i>
blueweed	<i>Echium vulgare</i>	black henbane	<i>Hyoscyamus niger</i>
Brazilian elodea	<i>Egeria densa</i>	blackgrass	<i>Alopecurus myosuroides</i>
bugloss, annual	<i>Lycopsis arvensis</i>	buffalobur	<i>Solanum rostratum</i>
bugloss, common	<i>Anchusa officinalis</i>	cereal rye	<i>Secale cereale</i>
butterfly bush*	<i>Buddleia davidii</i>	common barberry	<i>Berberis vulgaris</i>
camelthorn	<i>Alhagi maurorum</i>	common catsear	<i>Hypochaeris radicata</i>
common fennel	<i>Foeniculum vulgare</i>	common groundsel	<i>Senecio vulgaris</i>
common reed (nonnative genotypes)	<i>Phragmites australis</i>	common St. Johnswort	<i>Hypericum perforatum</i>
common tansy	<i>Tanacetum vulgare</i>	common teasel	<i>Dipsacus fullonum</i>
Dalmatian toadflax	<i>Linaria dalmatica</i>	Eurasian watermilfoil hybrid	<i>Myriophyllum spicatum x sibiricum</i>
Eurasian watermilfoil	<i>Myriophyllum spicatum</i>	field bindweed	<i>Convolvulus arvensis</i>
European coltsfoot	<i>Tussilago farfara</i>	fragrant waterlily	<i>Nymphaea odorata</i>
fanwort	<i>Cabomba caroliniana</i>	green alkanet	<i>Pentaglottis sempervirens</i>
gorse	<i>Ulex europaeus</i>	hairy whitetop	<i>Cardaria pubescens</i>
grass-leaved arrowhead	<i>Sagittaria graminea</i>	hoary cress	<i>Cardaria draba</i>
hairy willowherb	<i>Epilobium hirsutum</i>	jointed goatgrass	<i>Aegilops cylindrica</i>
hanging sedge	<i>Carex pendula</i>	lawnweed	<i>Soliva sessilis</i>
hawkweed oxtonque	<i>Picris hieracioides</i>	longspine sandbur	<i>Cenchrus longispinus</i>
hawkweed, orange	<i>Hieracium aurantiacum</i>	medusahead	<i>Taeniatherum caput-medusae</i>
hawkweeds: all nonnative yellow-flowered	<i>Hieracium</i> , subgenus <i>Hieracium</i>	old man's beard	<i>Clematis vitalba</i>
hawkweeds: all nonnative yellow-flowered	<i>Hieracium</i> , subgenus <i>Pilosella</i>	oxeye daisy	<i>Leucanthemum vulgare</i>
herb-Robert	<i>Geranium robertianum</i>	perennial sowthistle	<i>Sonchus arvensis</i> spp. <i>arvensis</i>
hoary alyssum	<i>Berteroa incana</i>	scentless mayweed	<i>Tripleurospermum inodorum</i>
houndstongue	<i>Cynoglossum officinale</i>	smoothseed alfalfa dodder	<i>Cuscuta approximata</i>
indigobush	<i>Amorpha fruticosa</i>	spikeweed	<i>Centromadia pungens</i>
knapweed, black	<i>Centaurea nigra</i>	spiny cocklebur	<i>Xanthium spinosum</i>
knapweed, brown	<i>Centaurea jacea</i>	Swainsonpea	<i>Sphaerophysa salsula</i>
knapweed, diffuse	<i>Centaurea diffusa</i>	thistle, bull	<i>Cirsium vulgare</i>
knapweed, meadow	<i>Centaurea x perstaueri</i>	thistle, Canada	<i>Cirsium arvense</i>
knapweed, Russian	<i>Rhaponticum repens</i>	tree-of-heaven	<i>Ailanthus altissima</i>
knapweed, spotted	<i>Centaurea stoebe</i>	ventenata*	<i>Ventenata dubia</i>
knotweed, Bohemian	<i>Fallopia bohemica</i>	white cockle	<i>Silene latifolia</i>
knotweed, giant	<i>Fallopia sachalinensis</i>	wild carrot (excluding commercial)	<i>Daucus carota</i>
knotweed, Himalayan	<i>Persicaria wallichii</i>	yellowflag iris*	<i>Iris pseudacorus</i>
knotweed, Japanese	<i>Fallopia japonica</i>	yellow toadflax	<i>Linaria vulgaris</i>
* Control required in designated areas only			
The Noxious Weed List of Kittitas County (RCW 17.10.090) is comprised of all Class A and Class B designate noxious weeds described in the 2022 Washington State Noxious Weed List (WAC 16-750) plus the Class B non-designate and Class C weeds listed above			

5. **Animals** [\[help\]](#)

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

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

>>>> The applicant has not seen any fish on the site. Fish may pass through the irrigation ditch but are unknown by the applicant. The applicant has seen the following birds: hawk, heron, eagle, songbirds, and crows. The applicant has seen the following mammals: deer, bear, mice, small animals, and elk.

- b. List any threatened and endangered species known to be on or near the site. >>>>None. See Exhibit 7 – Priority Habitat and Species Report
- c. Is the site part of a migration route? If so, explain. >>>> No
- d. Proposed measures to preserve or enhance wildlife, if any: >>>>None
- e. List any invasive animal species known to be on or near the site. >>>>None known

6. **Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. >>>>Gas, Diesel, Electric, propane gas, and possibly solar. Energy will be used for residential and individual agricultural purposes.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. >>>>No
- 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: >>>>All construction will meet the Washington State Energy Code.

7. **Environmental Health** [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. >>>>No, except those items such as gas and diesel and other fuels used in individual farm and ranching operations as well as weed control spray, fertilizers and soil enhancement products.

- 1) Describe any known or possible contamination at the site from present or past uses.
 >>>>None Known
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. >>>>None Known
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. >>>> Gas, diesel, fertilizers, and nitrogen for fertilization of individual small-scale farming and ranching operations may be used and stored within the site.
- 4) Describe special emergency services that might be required. >>>>None known
- 5) Proposed measures to reduce or control environmental health hazards, if any: >>>> Best practices will be used. All hazardous materials will be stored in the methods approved by the manufacturer and as provided by the rules and regulations of Washington State.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? >>>>None
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.>>>>Construction noise during the development period and individual small-scale farming and ranching noise will occur. There will be additional residences either constructed or rebuilt which may increase traffic noise. Other residential noise such as landscaping, conversing, and recreating may occur. Construction, operation, maintenance, residential noise, and individual farming procedures will follow the guidelines of KCC 9.45 - Noise Control.
- 3) Proposed measures to reduce or control noise impacts, if any: >>>>All machines and operations will meet the Washington State rules and regulations for noise. All operations procedures will follow the guidelines of KCC 9.45 - Noise Control.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. >>>> The site is currently used for individual residences as well as farm and ranch lands and operations. Naneum Creek runs along the east side of the property, and the Cascade Canal runs along the south side. To the north lies a development with about 30 residences. The area across Game Farm Road is primarily agricultural land with some low-density residences. The south and east adjacent properties reflect the same land uses. The area west of the proposed PUD property hosts more residential houses than the rest of the surrounding area. The use of the property is primarily changing to a residential area so impact on surrounding land uses may most likely be from traffic.

b. Has the project site been used as working farmlands or working forest lands? >>>>Yes

If so, describe. >>>> Grass is being grown and cattle are being raised on the property.

How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? >>>>None.

If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? >>>>197.4 acres

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: >>>>No

c. Describe any structures on the site. >>>>Three residences and various structures on parcel 954201 for ranch equipment, and a wellhouse. There are also irrigation structures throughout the property.

d. Will any structures be demolished? If so, what? >>>>No.

e. What is the current zoning classification of the site? >>>> Agriculture-5

*NOTE: The COMPAS online mapping tool shows the property as being within both Agriculture-5 and Agriculture-20 zoning. This has since been updated within the 2023 Comprehensive Plan update and is now entirely within Agriculture-5 zoning.

f. What is the current comprehensive plan designation of the site? >>>> Rural Residential

g. If applicable, what is the current shoreline master program designation of the site? >>>>Not applicable

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. >>>>Yes... This property hosts two locations that were incorrectly recorded on the Kittitas County COMPAS online mapping tool to be wetlands with 250-foot buffers. This was due to the fact that irrigation water floods this area for much of the year, creating a seasonal marshy area that hosts hydric plants. However, there are not currently nor have there ever been wetlands on this property. The applicant has had a critical areas report completed that shows that there are no critical areas nor wetlands on the property. This critical areas report is attached to this application as Exhibit 6.

i. Approximately how many people would reside or work in the completed project? >>>> 250+/-

j. Approximately how many people would the completed project displace? >>>>None

k. Proposed measures to avoid or reduce displacement impacts, if any: >>>>None

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: >>>> The proposal meets all current zoning regulations, land use regulations, and comprehensive plan requirements.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: >>>> As current agricultural land within the property is unfit for use, residential development will not affect it.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. >>>> The proposed PUD, when completed, will have approximately 110 residential units for middle income families.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. >>>>None
- c. Proposed measures to reduce or control housing impacts, if any: >>>>None

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? >>>> The highest building could be as tall as 45 feet. The exterior will be of metal or wood or possibly other natural products.
- b. What views in the immediate vicinity would be altered or obstructed? >>>>None
- c. Proposed measures to reduce or control aesthetic impacts, if any: >>>>None

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? >>>> There will be normal residential lighting which would occur mostly at night. In addition, there will be lights in and around the agricultural facilities which would be lighted mostly at night. All lighting at night will be required to face downward.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? >>>>No. All lighting at night will be required to face downward.
- c. What existing off-site sources of light or glare may affect your proposal? >>>>None
- d. Proposed measures to reduce or control light and glare impacts, if any: >>>> All lighting at night will be required to face downward.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? >>>>None.... The immediate vicinity is mostly residential and agricultural private property.

b. Would the proposed project displace any existing recreational uses? If so, describe. >>>>
None

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: >>>> A park(s) may be constructed within the project site which may include playground equipment and grass.

13. Historic and cultural preservation [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. >>>>No.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. >>>>No

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. >>>>Historical maps, historical aerial photos, and GIS Data were used. The applicant has lived on the land for over 50 years with regional family history going back over 80 years.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. >>>>If anything of historical significance is found, construction will stop and the Department of Archaeology and Historic Preservation will be immediately contacted.

14. Transportation [\[help\]](#)

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. >>>>Wilson Creek Road and Game Farm Road boarder the property. It is likely that, through Parcel 954188, the applicant will create a road directly off Game Farm Road that will be the west residential entrance. It also likely that an east residential entrance will be created off Game Farm Road through parcel 956822. In addition, Game Bird Loop, which intersects Game Farm Road, could also provide access or emergency access to and from the project. Existing access points may be moved to better serve the redesigned property. See Exhibit 1 – Site Plan

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? >>>>No, the area is not served by transit. There are no transit stops in surrounding the area.

c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). >>>>Yes. New private roads will need to be constructed for resident entry and internal lanes within the planned unit development.

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. >>>>No

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? >>>> There will be approximately one hundred ten (110) residential parcels added to the property. Kittitas County uses 9.44 trips per day per residence for design criteria which equals 1038.4 total additional trips per day. Kittitas County calculates that each residence adds 1 PM Peak Hour Trip and .76 AM Peak Hour Trips. Therefore, this proposed PUD will be adding one hundred ten (110) additional PM Peak Hour Trips and almost eighty-four (83.6) AM Peak Hour Trips. Data and information from Kittitas County were used in these estimates.

f. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. >>>>No. The traffic created from this development will increase overall traffic in the area, but the existing roads appear capable of handling said traffic while not affecting surrounding agricultural practices.

g. Proposed measures to reduce or control transportation impacts, if any: >>>>None

15. Public Services [\[help\]](#)

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

>>>>As there will be approximately one hundred ten additional homes built, the possible impacts would be to public services and schools. Based on this, the residential build out will likely add more families into the school system and may increase demand for municipal facilities. However, all utilities will be private and all planning, construction, and maintenance will be funded by the applicant. There will be a substantial increase in tax revenue to offset any increased need for public services. Therefore, this development will not cause an urban-level strain.

b. Proposed measures to reduce or control direct impacts on public services, if any. >>>> The proposed PUD will increase the value of the property thereby increasing property taxes and providing additional revenue to offset the impacts of the public services required.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other

>>>> Electricity, Septic System(s), Telephone, Data, Water, and propane.

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. >>>> The proposed PUD will require water to be provided by the Game Farm Water System and irrigation water provided by Game Farm Utilities. Electrical service will be provided by the local public utility district. Data and telephone service will be provided by

local private companies. All the services are onsite or to the project property line so there will be no impact to off-site services.

C. Signature [\[HELP\]](#)

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: Andy Schmidt

Name of signee: Andy Schmidt

Position and Agency/Organization: Landowner and applicant

Date Submitted: June 30, 2024

Signature: Pat Deneen

Name of signee: Pat Deneen

Position and Agency/Organization: Applicant

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)