



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

State Environmental Policy Act MITIGATED DETERMINATION OF NONSIGNIFICANCE

- File:** SEPA Checklist (SE-25-00001)
Parke Creek PUD SEPA Application
- Description:** The applicant is proposing a planned unit development which includes Planned Unit Development and includes a 37 lot Plat on approximately 128.03 acres that are currently zoned Rural Recreation. The project is designed and planned to include 37 single family housing sites over approximately 74.93 acres. Recreational Vehicle Storage on 21.11 acres, and an Off-Road Vehicle Area on approximately 63.73 acres. The project is proposed to be developed in 3 phases over a 20-year period..
- Proponent:** Frank Ragland
Parke Creek Landing, LLC
PO Box 208
Thorp, WA 98946
- Location:** The subject properties are parcel #'s Parcel 295134, located off Parke Creek Road approximately .5 miles northeast of the intersection of Vantage, northeast of Kittitas, WA in SEC 34 TWP 18 RGE 20; in Kittitas County.
- Lead Agency:** Kittitas County Community Development Services

The lead agency for this proposal has determined that the proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2) (c) and WAC 197-11. This decision was made after review of a SEPA environmental checklist and other information on file with the lead agency, after considering voluntary mitigation measures which the lead agency or the applicant will implement as part of the proposal, and after considering mitigation measures required by existing laws and regulations that will be implemented by the applicant as part of the Kittitas County permit process. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public on request or can be viewed at the Kittitas County Community Development Services website at: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> under "State Environmental Policy Act (SEPA)" View Active Applications" using the file number "SE-24-00012 Solar Dolar"

The lead agency has determined that certain mitigation measures are necessary in order to issue a Mitigated Determination of Non-Significance (MDNS) for this proposal. Failure to comply with mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. The mitigation measures include the following:

Earth

- 1) A fill and grade permit is required pursuant to Kittitas County Code 14.05.050 The applicant shall obtain an engineered grading permit for any earth movements associated with the proposed project. The applicant shall not grade until their grading permit is issued by Kittitas County Public Works.

Air

- 1) A dust control plan shall be developed and implemented during construction of the project.

Cultural Resources and Historic Preservation

- 1) Should ground disturbing or other activities related to the proposed plat result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State DAHP. Work shall remain suspended until the find is assessed, and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.

Noise

- 1) Any noise emitted from the off-road vehicle park facility shall comply with the county noise ordinance.

Lighting

- 1) Lighting of the facility shall incorporate downward directed lighting for security purposes and the riding facility shall not be lit for events without special permitting.

Transportation

- 1) A Transportation Concurrency Management Application shall be obtained from Kittitas County Public Works.
- 2) The applicant shall adhere to all applicable regulations as set forth in the current Kittitas County Road Standards.


Critical Areas

- 1) A one hundred foot Riparian Buffer on either side of Parke Creek shall be identified and easement recorded to dedicate this area as open space and act as a wildlife corridor.

The Mitigated Determination of Non-Significance (MDNS) is issued under WAC 197-11-355. The lead agency will not act on this proposal for 10 working days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21 RCW, shall be commenced on or before 5:00 p.m. on October 9, 2025.

Questions or Comments regarding this determination can be directed to Jamey Ayling, 509.962.7065 or jamey.ayling@co.kittitas.wa.us.

**Responsible
Official:**



Jamey Ayling

Title:

Planning Official

Address:

Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926

Phone: (509) 962-7506

Date: September 24, 2025

Pursuant to Chapter 15A.07.010 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$1670.00 to the Kittitas County Community Development Services, 411 N Ruby St. Suite 2, Ellensburg WA 98926. Timely appeals must be received no later than 5:00pm, October 9, 2025. Aggrieved parties are encouraged to contact Community Development Services at (509) 962-7506 for more information on the appeal process.

