



## KITITITAS 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

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**\$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 enhancement project.

#### **FOR STAFF USE ONLY**

<b>Application Received by (CDS Staff Signature):</b>          	<b>DATE:</b>          	<b>RECEIPT#</b>          <div data-bbox="1224 1835 1511 2039"></div> <div data-bbox="1284 2045 1446 2060">DATE STAMP IN BOX</div>
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## A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: >>>>Springtree Ranch Comprehensive Plan Amendment and Planned Unit Development Rezone
2. Name of applicant: >>>>Springtree Ranch, LLC; Fowler Creek Trust; Patrick and Ellie Deneen
3. Address, e-mail and phone number of applicant and contact person:>>>>Pat Deneen Sr. 509-260-0462
4. Date checklist prepared: >>>>6-28-2024
5. Agency requesting checklist:>>>> Kittitas County Community Development Services
6. Proposed timing or schedule (including phasing, if applicable): >>>>See Exhibit 6
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.  
>>>>Critical Areas Report Attached hereto as Exhibit 22
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. >>>>Yes.  
Building permit for home located at 1890 Nelson Siding Road
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 or water right  
>>>> Kittitas County septic permit or community drain field  
>>>> Kittitas County approval of final development plan for proposed PUD
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 SPRINGTREE RANCH COMPREHENSIVE PLAN MAP AMENDMENT PLANNED UNIT DEVELOPMENT REZONE

This proposed 27.27 acre planned unit development is being presented to Kittitas County by the applicants to secure the long-term future of the property's farming, ranching, residential, and

recreational operations as well as equestrian-related commercial operations such as breeding, boarding, training, and selling. The design of this PUD allows for eight total homesites to be developed on smaller parcels of property than would be allowed under the current Agriculture Five zoning. This property is the home to a family of three generations that are looking into the future to secure homesites for the growing family while preserving the family's farming, ranching, and equestrian activities. The current zoning allows for five residential parcels to be created with each being a minimum of 5 acres in size. Through Kittitas County Code 17.13 Transfer of Development Rights there will be four additional residential units of density added to the property. This designates 73% of the property for residential and ranch purposes and 27% for open space that may include but would not be limited to farming, ranching, and equestrian purposes. If the property was to be developed for residential use under the current zoning, the farming, ranching and equestrian uses of the property would be mostly eliminated.

Over the past century the Nelson Siding Road area has been converted from a small farming community into mostly residential uses. Most of the farming and ranching activities in this area have been replaced by residential properties. Attached to this document labeled Exhibit 17 is an aerial photograph of the area taken in 1954 which shows the area mostly in farm and ranching land. The proposed Springtree Ranch PUD includes one of the early homesites in the area. Exhibit 18 contains a photo of the same area taken in 2021, which shows considerable residential growth. As can be seen in Exhibit X-9D, there is a comparison of this 1954 image to the current tax parcel overlay within the same area. This demonstrates the growth of the Nelson Siding Road area over the past seventy years.

The basic plan for the proposed Springtree Ranch PUD is to move the allowed residential density to the north, south, and western sides of the property while keeping the farm and ranch lands areas to the center and east side of the property. This residential density will include a range of lot size from one-half acre to possibly 20 acres. By reducing the required parcel size in the Agriculture 5 zone of 1 unit to 5 acres to that allowed in the Planned Unit Development zone, the historical farm and ranch lands can be preserved and enhanced.

The Applicants believe that the best way to preserve the historical farm and ranch lands while allowing for the growing generational use of the property is through the Kittitas County Planned Unit Development zone (KCC 17.36) and the Transfer of Development Rights to the property as allowed in Kittitas County code 17.13.

The following document was prepared to support the project specific rezoning of the property from

Agriculture 5 to the Planned Unit Development zone.

PLEASE SEE EXHIBIT 7 FOR THE FULL PROJECT NARRATIVE

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.

Address: 1890 Nelson Siding Road, Cle Elum WA 98922

Section 27, Township 20N, Range 14E

See Exhibit 2 – Legal Description

See Exhibit 3 – Vicinity Map

See Exhibit 4 – Development Plan

Topographic information is provided on the Development Plan.

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

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

a. General description of the site:

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

>>>>The north side of the property is flat. Near the center of the property there was a rise of about 60 feet up to a plateau located on the southern side of the property adjacent to the Kittitas County reclamation district canal.

b. What is the steepest slope on the site (approximate percent slope) >>>> 27 degrees +/-

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 Exhibit 19

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 driveways, indoor

arena 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 Sq. 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 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)?>>>>Less then 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 recreation vehicles 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:

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



Fuel dispensing and storage – For utility and recreation vehicles and equipment as allowed by Washington State law

Chemical dispensing and storage – Will vary between users

#### Types Of Emissions During Maintenance:

Propane gas emissions – This will occur from general maintenance due to various appliances, vehicles, and equipment

Fuel dispensing and storage – For ranch and utility vehicles and equipment as allowed by Washington State law

Chemical dispensing and storage – Will vary based on use due to lawn, water, sewer, and utility maintenance

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: All machinery and equipment used will meet or exceed Washington State Rules and Regulations.

Proposed Measures to Reduce or Control During 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.

There is an irrigation ditch that runs through the property that brings Little Creek and Spring Water to the ranch for irrigation purposes. The irrigation ditch 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. There is also a pond used for irrigation on the property.

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. >>>> Yes. There will be fences built, some animal loafing sheds, and possible hay storage placed within 200 feet of the irrigation ditch.

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 unnamed ditch described above delivers KRD and Little Creek irrigation water to the property and has done so for approximately 100 years. That irrigation water delivered through the ditch is diverted and used for sprinkler and flood irrigation of the property.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. >>>>No

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 an existing well for domestic use. The proposed uses will be for in house domestic use only. Irrigation water is provided by Little Creek, a Spring (both have established water rights) and the KRD. Domestic use should not exceed 250 gallons per day. No well water will be discharged to ground water. There may be new or replacement Septic Systems constructed as permitted by the Kittitas County health department.

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. >>>> There may be four new residential septic systems constructed as needed and approved by the Kittitas County Health Department. Each system would be designed for 480 gallons per day as required by the Kittitas County Health Department.

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 snowmelt in the spring and rain and storm events. Most of this runoff water is absorbed into the farm in ranch land. Any water escaping this absorption would, in the end, enter the Yakima River basin. Though most 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. As stated above there will be additional septic systems created which could

cause treated septic system water to be filtered into ground water. Waste materials and tail waters from the pastures may enter the unnamed irrigation ditch.

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 farming and ranching procedures will be used.

#### 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? >>>>Some pasture lands may be removed from use for the development of homes. Some evergreens may be removed for home sites.

c. List threatened and endangered species known to be on or near the site.>>>>None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: >>>>The land will be continued to be used for farm and ranch operations with the pastures being improved. Most of the existing vegetation will be maintained.

e. List all noxious weeds and invasive species known to be on or near the site. As the applicants are not able to identify what weeds, if any, are on the property, 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 KITITAS 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
<b>CLASS A NOXIOUS WEEDS</b>		<b>CLASS B NOXIOUS WEEDS (CONT.)</b>	
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>	Ravenna grass*	<i>Trididium 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>
Johnsongrass	<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 aethiopis</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>Limnium 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>	<b>CLASS C NOXIOUS WEEDS</b>	
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>
<b>CLASS B NOXIOUS WEEDS</b>		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>Buddleja 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> ssp. <i>arvensis</i>
hoary alyssum	<i>Berteroa incana</i>	scantless 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 gersstaueri</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 \_\_\_\_\_

>>>> Fish, unknown by the applicants, may pass through the irrigation ditch. The applicants have seen the following birds: hawk, heron, eagle, songbirds, and crows. The applicants have 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 known
- c. Is the site part of a migration route? If so, explain. >>>> No. We do have deer and elk move through the property.
- 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. >>>>Electric, propane gas, and possibly solar. Energy will be used for residential and farming 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 farm and ranching operations.

- 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 the pastures to 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: >>>> 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 continuing and ongoing farming and ranching noise. There will be additional residences either constructed or rebuilt which may increase traffic noise.
- 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.

**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 and farm and ranch lands and operations. To the North across Nelson Siding Road is undeveloped property with residential housing to the northwest and northeast. West of the proposed PUD lays two residential properties and one undeveloped parcel. To the south lays the Kittitas Reclamation District Canal. To the east lays one

residence that uses much of their land as pastureland. As the use of the property is not changing there should be no impact on adjacent parcels.

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

If so, describe. >>>> Pasture grass is grown for feeding of horses and goats that are being raised on the property. Flowers are grown on a portion of the property for commercial purposes. There are two bee boxes 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? >>>>None

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. >>>>Barn, three homes, large shop building and hay storage building. There are loafing sheds for animals. During the large snowstorm of the winter of 2022 an indoor arena was knocked down and destroyed as well as a 100-year-old barn. It is planned to replace these buildings. In addition, many of the outside loafing sheds for the animals were destroyed and we are in the process of rebuilding those buildings at this time.

d. Will any structures be demolished? If so, what? >>>>Yes. As stated above the large snowstorm of the winter of 2022 knocked down and destroyed many of the buildings on the property. Most of the destroyed buildings have been removed but there may be some demolition in the future for the last remaining damaged structures, specifically the house located at 1942 Nelson Siding Road, which will be demolished and rebuilt.

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

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 has two locations located on it that were wrongly shown on Kittitas County Maps to be wetlands with 250-foot buffers. There are not currently nor has there ever been wetlands on this property. The applicants have 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 as Exhibit 22 to this application.

- i. Approximately how many people would reside or work in the completed project? >>>> 15+/-
- 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, 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:>>>> The proposed planned unit development will enhance the agricultural use of the property.

## 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 eight 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 for the indoor arena. 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.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? >>>>No
- 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: >>>>None

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

- a. What designated and informal recreational opportunities are in the immediate vicinity? >>>>None.... The immediate vicinity is mostly residential 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: >>>>There may be outside equestrian use of the facilities that are being constructed in the future.

### 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. The one building that was older than 45 years was destroyed by the great snowstorm of the winter of 2021/2022.
- 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 applicants have lived on the land for over 30 years with regional family history going back over 125 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.

>>>>None

#### 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.

>>>>The Nelson Siding Road serves the property. One new access point may be requested to serve the east side of the ranch property. Existing access points may be moved to better serve the redesigned property. See Exhibit 4 – Development Plan

The description of the access to the existing public streets and highways that serve the property are as follows:

1. The property is bordered by Nelson Siding Road on the north side.
2. The property as three legal access points to Nelson Siding Road currently.
3. One additional access point may be requested to serve the east side of the ranch property.
4. The west end of Nelson Siding Road ends at Interstate 90 on ramps for east and west.
5. The east end of the Nelson Siding Road ends at Golf Course Road.
6. Golf Course Road on the north end terminates at Interstate 90 with on ramps in both directions.
7. Golf Course Road on the south end terminates at Westside Road.

- 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 so there are no stops in 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). >>>>No

- 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 four (4) residential parcels added to the property through a Transfer of Development Rights. The applicants may be constructing a large indoor arena and a new equestrian stable building that replaces some of the outbuildings and old barns that were destroyed in the snowstorm of 2021/2022. (These uses had previously existed on the property prior to the snowstorm). Kittitas County uses 9.44 trips per day per residence for design criteria which equals 37.76 total additional trips per day. Kittitas county calculates that each residence adds 1 PM Peak Hour Trip and .76 AM Peak hour trip. Therefore, this proposed PUD will be adding four (4) additional PM Peak Hour Trips and 3.04 AM Peak Hour Trips.

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

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 four additional homes built the possible impacts would be to public services and schools. Based on this, the residential buildout will likely not affect any of the public services or schools more than what has been established by the Kittitas County zone code and the Comprehensive Plan that has been adopted.

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, electrical, data and telephone service. All the services are onsite 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: \_\_\_\_\_

Name of signee: Pat Deneen

Position and Agency/Organization: Manager, Fowler Creek Trust

Date Submitted: April 8, 2024

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

Name of signee: Patrick G. Deneen

Ellie Deneen

Position and Agency/Organization: Homeowners

Date Submitted: April 8, 2024

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

Name of signee: Nancy Harscus

Position and Agency/Organization: Manager, Springtree Ranch, LLC

Date Submitted: April 8, 2024

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

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