



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.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

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 enhancement project.

FOR STAFF USE ONLY

Application Received by (CDS Staff Signature): 	DATE: 	RECEIPT# 	 DATE STAMP IN BOX
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A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Proposed non-project action: 2025 Land Development Code Amendments, 1st cycle.

2. Name of applicant: [\[help\]](#)

Kittitas County

3. Address and phone number of applicant and contact person: [\[help\]](#)

*Kittitas County Community Development Services
Jamey Ayling, Planning Manager
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
(509) 962-7065*

4. Date checklist prepared: [\[help\]](#)

July 1, 2025

5. Agency requesting checklist: [\[help\]](#)

Kittitas County Community Development Services

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

The proposed Code amendments are scheduled to be adopted by October 2025.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

This proposal is for four non-project actions with no directly related plans for future physical expansions or activities. Any subsequent actions will undergo separate environmental and land development code review.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

All of the proposals associated with this checklist are non-project actions. Any future project actions associated with these items will require environmental review as prescribed in Kittitas County Code and Washington State SEPA requirements.

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. [\[help\]](#)

There are no applications that are pending governmental approvals directly affecting these amendments.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Proposed changes will have to be approved through ordinance by the Kittitas County Board of Commissioners to become effective.

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

Amendments to Kittitas County Code:

- *Docket Item 25-01: Update KCC Title 17.15.060.1 Rural Non-LAMIRD Use Table to allow existing schools within the Rural 5 zone to be a conforming use. Also, the proposal would remove a section of footnote #25 to remove a reference to the Agriculture Study Overlay Zone, which no longer exists ;*
- *Docket Item 25-02: amend all four use tables located in KCC Title 17.15 to allow a new use, "Non-accessory storage structures" as a permitted use in all non-commercial and non-industrial zoning designations. This update will also include a definition for the use added to Title 17.08 and a footnote in the Urban use table, 17.15.080, to defer the use to the City of Ellensburg standards within the Ellensburg UGA in accordance with the Kittitas County/City of Ellensburg Interlocal Agreement (Ord. 2022-017) ;*
- *Docket Item 25-03: This item includes updates to several KCC code sections to conform to the provisions adopted in Washington State House Bill 1337. The development code changes include all Use Table and Footnote sections within KCC Title 17.15. The proposed changes will eliminate development standards, the use listing, and a definition (KCC 17-08) for "Accessory Living Quarters." Additionally changes include removal of a provision in KCC Title 17.36.020, which references Accessory Dwelling Units. The removal of existing footnotes resulted in reassigning footnote numbers to various uses.*
- *Docket Item 25-04: This item includes changes to Title 12, specifically 12.03.030 Road Classifications, 12.04.03.030 Road Survey Monuments, 12.04.04.040 Public Roads, and*

12.04.07.030 Driveway Classifications. Additionally, the item proposes changes to Article XI Standard Plans.

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. [\[help\]](#)

The proposed amendments will update multiple development regulation sections which will affect all unincorporated areas in Kittitas County, Washington.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

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

- a. General description of the site: [\[help\]](#)

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

Rural areas within Kittitas County contain all of the characteristics listed above. More mountainous areas exist in the western portion of the County, more rolling areas exist in the middle and eastern areas of the County, and flat areas exist within the lower and/or eastern farming areas of the County.

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

Slopes within Kittitas County range from 6% slope in the valley to over 200% in the upper mountainous areas.

- 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. [\[help\]](#)

Soil types include ashy sandy loam, stony ashy loam, and rock outcrops in the Nimue, Chinkmin, and Vabus series. The most common soil classifications are for rocky outcrops and gravelly loam in the Malaga series and the Drino Fortyday complex, Sagehill-Timmerman complex and the Fortyday Drino Nevo complex. Typical soils in the agricultural areas consist of alluvium soils mixed with volcanic ash.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

Unstable soils are expected to exist throughout the County. Future project-specific development proposals within the study areas will be reviewed consistent with the provisions of the Comprehensive Plan and the Kittitas County Code.

- 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. [\[help\]](#)

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

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

No erosion will result from this non-project action.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

No impervious surfaces will be added as a result of this non-project action. Future development proposals would be subject to SEPA and would include a review of added impervious surfaces. In addition, development throughout the County is regulated by zoning that sets building coverage and establishes storm water regulations.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

As a non-project action, the proposal is not expected to result in erosion or other impacts to the earth, therefore no mitigating measures are proposed. Future project-specific development proposals will be reviewed consistent with the Comprehensive Plan and applicable provisions of the Kittitas County Code.

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. [\[help\]](#)

As a non-project action, the proposal will not directly result in impacts to air quality. Future project specific development proposals within the study area that may result in air quality impacts will be reviewed consistent with the provisions of the Comprehensive Plan and applicable provisions of the Kittitas County Code.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)
Off-site sources of emissions or odor are not applicable to this non-project action. Future development proposals would be subject to SEPA individually and would include a review of off-site sources or emissions.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

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

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

a. Surface Water:

- 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. [\[help\]](#)
 - *Gold Creek, Coal Creek, and Tunnel Creek are headwater tributaries to Keechelus Lake. Two other major lakes, Kachess and Cle Elum exist in the western portion of the County fed by numerous other small lakes and streams.*
 - *Two other major lakes, Kachess and Cle Elum, exist in the western portion of the County fed by numerous other small lakes and streams.*
 - *Yakima River, Columbia River, and Manastash Creek are the three major rivers in the area designated rural.*
 - *Water channels used for irrigation, floodplains, and wetlands exist throughout the rural area and valley floor of Kittitas County.*
- 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. [\[help\]](#)

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

- 3) Estimate the amount of fill and dredge material that 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. [\[help\]](#)

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

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

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

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

Floodplains exist throughout the Kittitas County rural areas. Most exist along major rivers and tributaries described in question 3.a.1 above.

- 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. [\[help\]](#)

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

b. Ground Water:

- 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. [\[help\]](#)

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

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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. [\[help\]](#)

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

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. [\[help\]](#)

As a non-project action, the proposal will not withdraw or discharge to stormwater or produce additional surface runoff.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

As a non-project action, no waste materials are expected to be generated and therefore are not expected to enter ground or surface waters.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

As a non-project action, the proposal will not alter or otherwise affect drainage patterns in the vicinity of the site.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

As a non-project action, the proposal is not expected to result in impacts to surface, ground, or runoff water, therefore no mitigating measures are proposed at this time.

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

- a. Check the types of vegetation found on the site: [\[help\]](#)

- ☒ 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

Forested areas with various types of evergreen trees exist throughout the mountainous areas in the western and northern areas of Kittitas County. Various shrub species are prominent in eastern Kittitas County. Wetland areas, existing throughout the County's valley and mountain areas are characterized by open water, emergent shrub-scrub vegetation communities. Agricultural vegetation exists throughout the eastern valley areas of the County. Riparian vegetation is found in the wetlands along the Columbia River.

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

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

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

- [NRCS](#) lists the following threatened and endangered plants within Kittitas County:
 - *Anemone patens* var. *multifida*
 - *Astragalus arrectus*
 - *Cryptantha rostellata*
 - *Delphinium viridescens*
 - *Eatonella nivea*
 - *Erigeron basalticus*
 - *Heterotheca oregona* var. *oregona*
 - *Juncus howellii*
 - *Minuartia nuttallii* ssp. *fragilis*
 - *Ophioglossum pusillum*
 - *Phacelia minutissima*
 - *Potentilla breweri*
 - *Sidalcea oregana* var. *calva*
 - *Tauschia hoover*

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

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

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)
The non-project proposed changes to the Comprehensive Plan and the Kittitas County Code area applicable to all areas of Kittitas County. There is no specific activity proposed at any specific site through this Annual Docket process.

The county noxious weed list can be found at the following site:
<https://www.co.kittitas.wa.us/noxious-weeds/documents/weed-list.pdf>

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. [\[help\]](#)

There are a wide range of birds and other animals in the county including: hawks, eagles, herons, shorebirds, and many others. Mammals may include: deer, elk, beaver, bear and others. Fish include: many types of salmon and trout, and others. Critical areas including streams, stream buffers, and other sensitive habitat areas.

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None of the proposed amendments are proposing any specific activity that will take place at any specific site. Future project specific development proposals that may affect birds, animals, or fish will be reviewed consistent with the provisions of the Comprehensive Plan and applicable provisions of the Kittitas County Code.

WDFW lists the following candidate, threatened, and endangered animals within Kittitas County:

- Bull Trout
- Gray Wolf
- Grizzly Bear
- Northern Spotted Owl
- Wolverine
- Black-backed Woodpecker
- Columbia Spotted Frog
- Golden Eagle
- Greater Sage-grouse
- Mountain Sucker
- Northern Goshawk
- Pileated woodpecker
- Prairie Falcon
- Sharp-tailed Snake
- Steelhead
- Western gray squirrel
- Black-tailed jackrabbit
- Burrowing Owl
- Common Loon
- Ferruginous Hawk
- Loggerhead shrike
- Sagebrush sparrow
- Sage thrasher
- Stripped whipsnake
- Townsend's Big-eared Bat

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

It is likely that portions of the County are part of one or more migratory routes. Elk are prominent throughout the County particularly in the southern range and hill areas. The Columbia River is a migration corridor for migratory waterfowl, the Columbia River bull trout, and the Middle Columbia River steelhead. Washington Stare is also within the Pacific Flyway.

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

As a non-project action, the proposal will not impact wildlife and therefore no measures are proposed to preserve or enhance wildlife at this time.

e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None of the proposed amendments are proposing any specific activity that will take place at any specific site. Future project specific development proposals that may affect birds, animals, or fish will be reviewed consistent with the provisions of the Comprehensive Plan and applicable provisions of the Kittitas County Code. Non-native aquatic animal species are listed in Washington Administrative Code (WAC 220-12-090).

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. [\[help\]](#)

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

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe. [\[help\]](#)

No solar energy use would be impacted as part of this non-project action. Future development proposals would be subject to development permit reviews as well as County Building and Energy Codes.

- 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: [\[help\]](#)

Energy conservation features are not applicable as part of this non-project action.

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. [\[help\]](#)

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

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

Washington State Ecology maintains an online database of sites and facilities of environmental interest within Kittitas County. <https://fortress.wa.gov/ecy/neighborhood/> These sites are generally located along Interstate 90 and generally include:

- *State Cleanup sites*
- *Federal Superfund sites*
- *Hazardous Waste Generators*
- *Solid Waste Facilities*
- *Underground Storage Tanks*
- *Dairies*
- *Enforcement*

- 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. [\[help\]](#)

Washington Utilities and Transportation Commission identifies two primary pipeline routes within Kittitas County:

- *Northwest Pipeline LLC*
- *Puget Sound Energy*

- <https://wuttc.maps.arcgis.com/home/webmap/viewer.html?webmap=060d9e52b26a440a83bb1929c905ddb8>

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

- 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. [\[help\]](#)

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

- 4) Describe special emergency services that might be required. [\[help\]](#)

No special emergency services are required for this non-project proposal.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

No measures to reduce or control environmental health hazards are required as part of this non-project action. Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include a review of environmental health hazards and potential mitigation.

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Kittitas County is primarily a rural county with very low noise levels. Existing noise levels in the study area range from very low levels in undeveloped rural lands to noise levels typical in small communities along highways and arterial roads. A few small-scale public and private airports exist within Kittitas County. Industrial activities associated with these airports generate noise.

- 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. [\[help\]](#)

No noise will be created as part of this non-project action. Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include a review of additional traffic that may result in added noise. Future planned commercial and industrial development may result in added noise.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Washington Administrative Code (WAC 173-60) establishes performance standards for all types of land uses and development and includes a maximum permissible environmental noise level and environmental designations for noise abatement. WAC 173-62 establishes noise standards for new motor vehicles and operation of motor vehicles on State Highways.

Kittitas County has established a specific zoning designation for airport industrial areas that are designed to reduce and control noise with building setbacks, noise separation buffers, and landscaping.

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. [\[help\]](#)

The predominant land uses in the western part of the County include recreation, vacation, and cabin homes, and public lands. Undeveloped land is located throughout the County, particularly to the east where farms are predominant. A few small parcels of single family and multifamily are found along local roads throughout the County. The eastern area of the County contains public uses, including the Ginkgo Petrified Forest State Park's boat launch and park area, some foothills territory and the Columbia River. The rural area consists primarily of agriculture uses, mining activities, sparse residential development, and some commercial and industrial land uses. While the comprehensive plan does not propose any specific activity on any specific site, identified land use designations dictate the types of uses permitted in areas of the County. Detailed land use maps are included within the comprehensive plan. Additionally, zoning regulations dictate the types of uses allowed in certain zoning districts throughout the county. No site-specific uses are proposed to be put to use through this proposal.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. 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? 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? [\[help\]](#)

The middle and eastern areas of the County in the valley areas are currently and have historically been used for agriculture purposes. These proposals to amend the Kittitas County Code will not result in any conversion of agricultural or forest land of long-term commercial significance. Kittitas County's Comprehensive Plan, specifically the Countywide Planning Policies and Objectives, Land Use, and Rural Elements identify these lands and outline policies, procedures, tools and authorities to conserve Commercial Forest, Agricultural, Mineral and other Resource Lands throughout Kittitas County and concentrate urban development in Urban Growth Areas and locations of more intense rural development (LAMIRDs). Detailed land use maps, including maps of Resource Lands are included within the comprehensive plan.

- 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: [\[help\]](#)

No effects to surrounding working farms or forest land will result from this non-project action. Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include a review of potential impacts to working farms, long term commercial forest, or other Resource Lands.

- c. Describe any structures on the site. [\[help\]](#)

Structures located on developed land in Kittitas County include single and multi-family dwelling units along with accessory structures, commercial, industrial, and institutional structures.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

No demolition of structures will result from this non-project action. Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include a review of potential impacts to working farms, long term commercial forest, or other Resource lands.

- e. What is the current zoning classification of the site? [\[help\]](#)

Kittitas County zoning classifications are discussed in detail within the County Code and maps of zoning classifications and future land use. These maps and figures can be found within the comprehensive plan and as part of the planning map library.

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

There is no site for this non-project proposal. The Kittitas County Comprehensive Plan has seven land use designations: Rural Working, Rural Residential, Rural Recreation, Commercial Agriculture, Commercial Forest, Mining, Limited Areas of More Intense Rural Development, and Urban. The land use designations existing throughout the County will not be changed by this proposal.

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

There is no site to this proposal. The Shoreline Master Program for Kittitas County includes four environment designations: Urban Environment, Rural Environment, Conservancy Environment, and Natural Environment. The environment designations existing throughout the County will not be changed by this proposal.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

A number of environmentally sensitive areas exist throughout Kittitas County including steep slopes, wetlands, floodplains, floodways, and aquifer recharge areas. As a non-project action, the proposal does not include any work over, in, or adjacent to any specific sensitive area.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Over the 20-year planning horizon (2026-2046), it is anticipated that County population will grow by approximately 14,153 individuals for a total of 60,621 residents by 2046. These projections are based on HAPT-C projections which are grounded in data from the Office of Financial Management.

- j. Approximately how many people would the completed project displace? [\[help\]](#)

Not applicable as this is a non-project proposal.

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

Not applicable as this is a non-project proposal.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The Land Use Element of Kittitas County's Comprehensive Plan identifies the existing land use conditions throughout Kittitas County, projects the land requirements to the year 2037 to meet projected population growth and determines how that growth should be accommodated. While not a project specific proposal the comprehensive plan does contain policies that discourage the siting of incompatible uses. Kittitas County anticipates adoption of an updated Comprehensive Plan in June of 2026.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

Kittitas County's Comprehensive Plan focuses population and employment growth in the Urban Growth Areas and implements policies to reduce sprawl and impacts to Commercial Forests, Agricultural Land and other Resource Lands throughout the County. No effects to agricultural or forest land of long-term commercial significance will result from this non-project action. Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include a review of potential impacts to working farms, long term commercial forest, or other Resource Lands.

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

While this non-project plan will not provide housing units, Kittitas County is planning for growth in population and housing over the next 20 years (2026-2046). Kittitas County expects 14,153 individuals for a total of 60,621 residents by 2046. Based on current housing stock, it is anticipated that an additional 5,626 units will be needed over the next 20 years (2026-2046). Docket Item 25-03 includes provisions to reduce impediments to ADU development as prescribed in HB 1337.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Not applicable to this non-project action.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include a review of potential impacts to housing. Kittitas County Comprehensive Plan, Housing Element does include policies, objectives and procedures to ensure a mix of housing with an emphasis on affordable housing types. No measures to reduce or control housing impacts are required of this non-project action.

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? [\[help\]](#)

No development is proposed through this non-project action. Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include a review of building heights and materials. The Comprehensive Plan does include land use designations and maps, and zoning districts regulating building heights.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

No views would be altered or obstructed by this non-project action. Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include a review of potential building impacts to view sheds.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

No measures to reduce or control aesthetic impacts are required of this non-project action. Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include a review of potential building impacts to view sheds.

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

No light or glare impacts will result from this non-project action. Growth and development planned for in Kittitas County's Comprehensive Plan may result in or generate additional light and glare including: additional exterior lighting of buildings and infrastructure and additional traffic which may lead to more glare generation.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No light or glare impacts will result from this non-project action. Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include a review of potential light or glare impacts.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

No light or glare impacts will result from or impact this non-project action.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

No measures to reduce or control light or glare are required of this non-project action. Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include a review of potential light or glare impacts.

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

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

A major portion of the economy for Kittitas County depends upon the recreation activity that occurs. Winter activities are prevalent in the western part of Kittitas County with abundant hiking, skiing, camping, fishing, and tourist opportunities. Rock and mountain climbing opportunities are recognized nationally and internationally. Streams and rivers provide boating and fishing opportunities throughout the County in centralized locations. Kittitas County offers recreation opportunities for area residents and visitors alike.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

As a non-project action, the proposal will not displace existing recreational uses. Kittitas County Comprehensive Plan prioritizes a number of improvements over the planning period (2017-2037) to recreational facilities across the county as outlined in the Capital Facilities Element. The Kittitas County 2026-2046 periodic update will continue with this focus.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

No measures to reduce or control impacts to recreation are required of this non-project action. The Comprehensive Plan, Parks and Recreation Element establishes standards for recreational facilities to ensure future growth and development will not displace existing recreational uses and will benefit from the same quality of recreational facilities enjoyed across the County today.

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.

[\[help\]](#)

- *Sites with national, state, and local preservation registration exist throughout the County including. There are 25 properties and districts listed on the National Register of Historic Places:*
 - *Beverly Railroad Bridge*
 - *Cabin Creek Historic District*
 - *Chicago, Milwaukee, St. Paul & Pacific Railroad-Kittitas Depot*
 - *Chicago, Milwaukee, St. Paul and Pacific Railroad: South Cle Elum Yard*
 - *Cle Elum-Roslyn Beneficial Association Hospital*
 - *Downtown Ellensburg Historic District*
 - *First Railroad Addition Historic District*
 - *Dr. Paschal and Agnes Gray House*
 - *Kittitas County Fairgrounds*
 - *Lake Keechelus Snowshed Bridge*
 - *Liberty Historic District*
 - *Milwaukee Road Bunkhouse*
 - *Albert Nelson Farmstead*
 - *Northern Pacific Railway Passenger Depot*
 - *Northwestern Improvement Company Store*
 - *Olmstead Place State Park*
 - *Ramsay House*
 - *Roslyn Historic District*
 - *Salmon la Sac Guard Station*
 - *Shoudy House*
 - *Springfield Farm*
 - *Tekison Cave*
 - *Thorp Grade School*
 - *Thorp Mill*
 - *Washington State Normal School Building*
- *Two barns are also identified as part of the Washington Heritage Barn Register:*
 - *Storms Barn at 1011 Sisters Road*
 - *Page Farms Barn at 683 Goodwin Road*

- 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. [\[help\]](#)

No site-specific evidence of Indian or historic occupation has been collected or discovered as part of this non-project action. Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include an assessment of material evidence, artifacts or areas of cultural importance on or near a development site.

- 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. [\[help\]](#)

No site-specific evidence of Indian or historic occupation has been collected or discovered as part of this non-project action. Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include an assessment of material evidence, artifacts or areas of cultural importance on or near a development site including review of the DAHP database, map and GIS data reviews and surveys if needed.

- 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. [\[help\]](#)

The Kittitas County Comprehensive Plan, Land Use Element includes policies, objectives and procedures to avoid impacts to historical and cultural resources. Kittitas County recognizes State law protecting and preserving these resources including: RCW 27.53 Archeological Sites and Resources; RCW 27.44 Indian Graves and Records Act; and RCW 68.60 Historic Cemeteries and Historic Graves Act.

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. [\[help\]](#)

Kittitas County's Transportation System consists of State Highways, urban streets, rural roads and local collectors.

- *I-90, I-82, and State Route 97 provide the predominant transportation routes within the County. County and State roads 10, 821, 903, 906 and 970 also carry a significant portion of the County's traffic.*

- 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? [\[help\]](#)

Public transit exists between Yakima and Ellensburg to serve Central Washington University and other commuters. Additionally, a new public transit option through Kittitas County Hopesource is providing transportation between Upper Kittitas County and Lower Kittitas County.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

No additional parking or parking spaces are added by this non-project action. Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include an assessment of parking to be consistent with zoning and development regulations.

- d. 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). [\[help\]](#)

Kittitas County Comprehensive Plan, Transportation and Capital Facilities Elements include detailed assessments of transportation infrastructure needs. Washington State Department of Transportation conducts independent planning for state highways in Kittitas County. As a non-project action this proposal would not require any new improvements to existing roads, street, pedestrian, bicycle, or state transportation facilities; however the new road standards would apply to future developments.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

As a non-project action this proposal does not use water, rail, or air transportation. Future growth and development as planned for in Kittitas County's Comprehensive Plan would use or be in the vicinity of water, rail, and air transportation.

- f. 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? [\[help\]](#)

As a non-project action this proposal would not generate vehicular trips. Most County roads maintain acceptable levels of service through the planning period, supported by expanded transit services and trail networks. State highway expansion projects are planned by Washington State Department of Transportation independently.

- g. 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. [\[help\]](#)

No interference with or impact to movement of agricultural and forest products will result from this non-project action. Future development proposals would be subject to SEPA individually as

well as development permit review by the County and both processes would include a review of potential traffic impacts.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

While the Kittitas County Comprehensive Plan is not required to include site specific measures to reduce or control transportation impacts, it is intended to reduce traffic and related impacts through integrated land use and transportation planning. Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include a review of potential traffic impacts.

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. [\[help\]](#)

This non-project action would not directly increase the need for public services. The growth and development planned for in the Comprehensive Plan will require additional public services including water and sewer services, waste management, law enforcement and fire protection, additional school services and facilities, telecommunications, health care, court services, and others.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

The proposed amendments are not expected to have any direct impacts on public services. Any future project action will be subject to local development regulations and environmental review.

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

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

All such services are available at various areas throughout the County.

- 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. [\[help\]](#)

No utilities will be needed as a direct result of this non-project action. Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include a review of potential proposed utilities.

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: Jeremy Johnston

Position and Agency/Organization: Long Range Planner/Kittitas County

Date Submitted: 07/01/2025

D. supplemental sheet for nonproject actions [\[help\]](#)

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

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

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

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

- *No groundwater will be withdrawn from wells or discharged into groundwater as a result of this non-project action. Future development proposals would be subject to SEPA individually and would include a development permit review of any impacts to groundwater and drinking water.*
- *This non-project action will have no direct effects on air quality..*
- *No toxic or hazardous chemicals will be stored, used or produced as part of this non-project action. Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include a review of any toxic or hazardous chemicals.*
- *No noise will be created as part of this non-project action. Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include a review of additional traffic that may result in added noise. Future planned commercial and industrial development may result in added noise.*

Proposed measures to avoid or reduce such increases are:

As a non-project action with no expected impacts to discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise no mitigation measures are included in the proposal.

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

- *Staff do not anticipate any impacts to plant, animal, fish, or marine life as a result of these proposals. Any subsequent project application that interacts with these regulations will be subject to Kittitas County Code and standards.*
- *It is not anticipated that proposed amendments to the County Code are likely to affect plants, animals, fish, or aquatic life over existing standards within current County regulations.*

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

The current Kittitas County Development Regulations include plans and policies to manage and preserve habitat and open space, as well as, critical area regulations. All adopted policies, goals and regulations would apply to future development as planned for in the Comprehensive Plan Update.

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

Energy conservation features are not applicable as part of this non-project action. Planned growth and development will require energy for heating, lighting, commercial and industrial uses, and other activities.

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

- *As a non-project action that is unlikely to deplete energy or natural resources no protection measures are included within this proposal.*
 - *Future development proposals would be subject to development permit reviews which require them to meet applicable County Building and Energy Codes.*
 - *Washington state regulations for energy conservation apply to all new development.*
4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposed amendments to the d Kittitas County Code are not expected to use or affect environmentally sensitive areas or areas designated for governmental protection. The proposed amendments do not include any new uses or changes that would result in affects to environmentally sensitive areas or areas designated for governmental protection. All proposed projects are held accountable to the code in place which includes measures to protect these areas.

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

As a non-project action that is not expected to affect environmentally sensitive areas or areas designated for governmental protection no protection measures are included in this proposal.

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

Kittitas County's Comprehensive Plan, specifically the Land Use and Rural Elements, and the existing Countywide Planning Policies and Objectives identify these lands and outline policies, procedures, and tools to conserve Commercial Forest, Agricultural, Mineral and other Resource Lands and concentrate urban development in Urban Growth Areas and locations of more intense rural development (LAMIRDs). Detailed land use maps, including maps of Resource Lands are available in the Kittitas County planning map library.

The proposed land development code changes are not expected to have any impact on land and shoreline use.

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

As a non-project action that is not likely to affect land and shoreline uses no measures to avoid or reduce shoreline and land use impacts are included in this proposal.

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

- The proposed amendments to the Kittitas County Code are not expected to increase demand on transportation or public services and utilities. The proposal does not include any new uses or changes that would impact transportation or public services and utilities.*
- Most County roads maintain acceptable levels of service through the planning period supported by expanded transit services and trail networks. State highway expansion projects are planned by Washington State Department of Transportation independently. Demand for public transportation services is also projected to grow.*
- Additionally, there would be increased demand for water, storm water facilities, telecommunications, solid waste, fire protection and law enforcement, schools, and court services.*
- Site specific development proposals are reviewed for their water and storm water impacts. Fire districts ensure sufficient operations and equipment to meet state laws and county standards. School districts and utility districts are responsible for preparing capital plans.*

- *While demands for these facilities and services will increase, the Capital Facilities Element of the Comprehensive Plan identifies needed improvements over the planning period (2017-2037).*

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

Implementing the Comprehensive Plan, Transportation, Capital Facilities and Utilities Elements would allow the County to accommodate new growth and provide established levels of service for these facilities and services. Site specific development proposals will also require SEPA review individually as well as development permit review. Both processes will require an assessment of transportation and utility impacts.

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

The proposed Update does not conflict with local, state, or federal laws or requirements for the protection of the environment.

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

