



MITIGATED DETERMINATION OF NONSIGNIFICANCE

File: SEPA Checklist (CU-23-00002)
The Outpost Conditional Use Permit

Description: The applicants are proposing a campground/guest ranch on four parcels totaling approximately 9.97 acres. The proposal includes development of approximately 30 cabins, a lodge, parking, and associated infrastructure. The property is zoned Rural Recreation with a Rural Recreation land use designation. The proposed use may be permitted in this zoning designation with a Conditional Use Permit under KCC 17.15.060.

Proponents: Michael Jackson (Landowner)
63510 Overtree Road
Bend, Or 98922

Sheri Bay (Authorized Agent)
2921 Summit View Rd.
Cle Elum, WA 98922

Location: Four (4) parcels, #636935, #136935, #960269, #960270, Section 34, T21 R14, WM in Kittitas County, bearing Assessor's map numbers 21-14-34040-0005, 21-14-34040-0004, 21-14-34040-0019, & 21-14-34040-0020. 13131 Salmon La Sac Road, Ronald WA, 98940.

Lead Agency: Kittitas County Community Development Services

The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c) and WAC 197-11. This decision was made after review of a completed environmental checklist, and other information on file with the lead agency. This information is available to the public on request or can be viewed at the Kittitas County Community Development Services website at: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> under "Conditional Use", "View Active Applications", and file number "CU-23-00002 The Outpost"

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

- 1) The applicant shall provide a cultural resource survey or otherwise satisfy cultural resource concerns, as directed by DAHP and/or the commenting concerned Tribes. Any survey shall be submitted to DAHP and the commenting affected Tribes for review and approval. If a survey results in the need for significant modification to the project as submitted, the applicant shall modify the project accordingly and submit such modification plans to Kittitas County CDS for approval prior to any ground disturbing activities.

- 2) Should ground disturbing or other activities related to the development result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP). Work shall remain suspended until the findings are assessed, and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.
- 3) An approved Transportation Concurrency Management Application shall be obtained from Kittitas County Public Works.
- 4) The applicant shall obtain an approved access permit for commercial use from Kittitas County Public Works prior to creating any new driveway access or performing work within the county right-of-way.
- 5) Except as exempted in Section KCC 14.05.060, no grading or filling upon the site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080).
- 6) All development within the floodplain shall be permitted through the floodplain development permit process and follow the regulations within KCC 14.08.
- 7) The applicant shall obtain an approved Forest Practices Application (FPA) from the Washington State Department of Natural Resources.
- 8) The applicant shall contact the Department of Ecology to determine if an NPDES Construction Stormwater Permit is needed. Applicant shall show in writing that this effort was made. If the Department of Ecology requires an NPDES Construction Stormwater Permit, the applicant shall obtain one and provide a copy to Kittitas County.
- 9) Prior to withdrawing or using any water for new uses, the applicant shall apply to the Washington State Department of Ecology and obtain a *Request of Determination of Water Budget Neutrality* or an *Application for a New Water Right Permit*.
- 10) The applicant shall have the subject properties surveyed by a professional land surveyor licensed within the state of Washington. The property boundaries shall be clearly marked on site.
- 11) Future structures shall meet property line setback requirements established by Kittitas County Code at time of building permit submittal.
- 12) Permanent and clearly visible signage shall be installed on shared property lines to deter trespassing onto adjacent properties.
- 13) Permanent and clearly visible wetland buffer signs shall be placed at the edge of wetland buffers by a Wetland Specialist.
- 14) The applicant shall develop a fire management plan to be approved by the local fire district or Kittitas County Fire Marshal.
- 15) Should the proposed project result in development meeting the provisions of KCC Title 17B Shorelines to occur within shoreline jurisdiction, the applicant shall obtain the necessary shoreline permitting.
- 16) The applicant shall obtain an approved parcel combination from Kittitas County Community Development Services to combine the subject parcels into one parcel for the proposed development.
- 17) The access gate at the end of Sandelin Ln. shall remain locked at all times except when access is needed in cases of emergency. A "Knox Box" shall be installed on the emergency access gate and proper review and permitting of the emergency access gate from the Kittitas County Fire Marshal's Office shall be obtained.
- 18) Site screening fencing or site screening landscaping of a minimum of six (6) feet in height shall be installed along property boundaries which abut residential development.

- 19) The applicant shall enforce quiet hours from 10pm to 8am.
- 20) Any proposed lighting shall be directed downward and away from neighboring properties or roadways.
- 21) The development shall be staffed with a camp host or caretaker when occupied by guests.
- 22) The development shall provide adequate area for on-site snow storage.
- 23) The development shall comply with all applicable local, state, and federal codes and regulations.

This MDNS is issued under WAC 197-11-355; the lead agency will not act on this proposal for 10 working days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21 RCW, shall be commenced on or before **May 21, 2024, at 5:00 pm.**

Questions or Comments regarding this determination can be directed to Chace Pedersen, (509) 962-7637, chace.pedersen@co.kittitas.wa.us.

**Responsible
Official:**



Jamey Ayling

Title: Kittitas County CDS Planning Manager

Address: Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
(509) 962-7506

Date: May 7, 2024

Pursuant to Chapter 15A.07.010 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$1670.00 to the Kittitas County Community Development Services, 411 N Ruby St. Suite 2, Ellensburg WA 98926. Timely appeals must be received no later than 5:00pm, May 21, 2024. Aggrieved parties are encouraged to contact Community Development Services at (509) 962-7506 for more information on the appeal process.