



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

## SEPA ENVIRONMENTAL CHECKLIST

### **Purpose of checklist:**

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

### **Instructions for applicants:**

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

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### **Use of checklist for nonproject proposals:** [help]

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

### **APPLICATION FEES:**

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

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

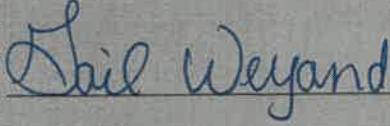
\$260.00 Kittitas County Public Health

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

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

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

### **FOR STAFF USE ONLY**

Application Received by (CDS Staff Signature): 	DATE: 5-7-25	RECEIPT# CO25-00953  DATE STAMP IN BOX
---	-----------------	--

## **A. Background** Find help answering background questions

1. Name of proposed project, if applicable: Phenning Subdivision
2. Name of applicant: Tyler Glahn, Crytyl Enterprises Inc.
3. Address, e-mail and phone number of applicant and contact person: Tyler Glahn  
tylerglahn@gmail.com (360) 220-6518 PO Box 454 Ellensburg WA 98926
4. Date checklist prepared: 5/5/2025
5. Agency requesting checklist: Kittitas County Community Development
6. Proposed timing or schedule (including phasing, if applicable): ASAP
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. None at this time
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. A critical areas report is enclosed
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. None Known
10. List any government approvals or permits that will be needed for your proposal, if known. The long plat subdivision process through Kittitas county needs to be completed along with building permits for single family residences on all 40 new parcels.
11. Give a 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.  
  
Parcel ID # 12393, 12392 and 12391 total 12.49 acers is proposed to be subdivided into 40 lots ranging from mid 5000 square feet to .7 acers. The proposed lots are intended for single family home construction.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and

topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

No known addresses have been assigned to these three parcels. The parcels are located approximately 900 feet north along Pfenning road from Vantage HWY and about 300 feet East. Lots B, C and D of the Pfenning RD short plat section 31; township 18; range 19.

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

### 1. Earth [Find help answering earth questions](#)

a. General description of the site: Flat

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

b. What is the steepest slope on the site (approximate percent slope)? 3%

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.

This site was an old horse pasture. Most of the soils are rock and cobble with areas of sandy loam. Where the creek is located along the eastern part of the parcel it's relatively moist. The western part of the parcel is very rocky and dry where the development is proposed.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None known

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.

Approximately 5.5 acers will be affected by some type of excavation/grading in preparation for the road/alleys/utilities as well as the new home sites. Little import material other than base course for road build up and bedding material for utilities will be hauled in from a local gravel pit. Approximately 1400 yards of suitable road base is located onsite in a pile (has been there 20 plus years) which can be used for appropriate road base. According to the civil engineer we will have less than 1000 yards of haul off.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Very minimal because much of the topography is flat with few trees. An erosion control plan will be submitted to the Kittitas County prior to construction and followed as such.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings) approximately 15%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: We will follow our site specific erosion control plan

## **2. Air Find help answering air questions**

- 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.

Normal equipment and vehicle exhaust emissions during construction will take place. Once complete, normal emissions from lawn and garden maintenance as well as vehicles coming to and from the newly built homes.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

The increase traffic impact from vehicles moving to and from the newly built homes.

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

Limit the idle time of equipment and trucks during construction. Also using modern diesel equipment with low emissions technology as much as possible.

## **3. Water Find help answering water questions**

- a. Surface Water: Find help answering surface water questions

- 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.

Lyle creek, a very small slow running portion of it, runs along the eastern section of the property. Wetlands have been identified in the attached critical areas report.

- 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.

Based on all areal maps and some GPS field measurements no work will be within 200 feet of the creek during development of the 40 lot plat.

- 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
  
- 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: Find help answering ground water questions

- 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. No
  
- 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. None

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.

Storm water retainage will be designed by qualified civil engineer in accordance with the storm water management manual for Eastern Washington. stormwater will be retained onsite.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. No
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. Not to my knowledge
- 4) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: An engineered site specific designed storm water retention system.

**4. Plants** Find help answering plants questions

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? Approximately 1.5 acers of hay pasture

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

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The homes will be mostly dryscaped with some small lawn areas along the back. The plants will be a low water use species native to our climate. For homes located in the eastern side of the plat rear yard natural habitat will remain undisturbed as an amenity to those parcels.

e. List all noxious weeds and invasive species known to be on or near the site. None at this time, we spray weed killer and mow the site periodically to comply with Kittitas county noxious weed code.

**5. Animals** Find help answering animal questions

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.

I've seen only sparrows and various song birds on the site

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. Not to my knowledge

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** Find help answering energy and natural resource questions

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. The homes will be all electric and will comply with the state energy standards measured with the credit system.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. None to my knowledge

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: The State energy standards

**7. Environmental Health [Find help with answering environmental health questions](#)**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur because of this proposal? If so, describe. None

- 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

- 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. None

- 4) Describe special emergency services that might be required. Normal public emergency needs for the increase in housing for the 40 new families/occupants.

- 5) Proposed measures to reduce or control environmental health hazards, if any: Silt fence surrounding site, spill control kits on all vehicles.

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

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

Typical construction noises for the duration of the build between the hours of 7:00am to 5:00 pm Monday-Friday. Occasional construction noise might occur 8:00 am-3:00 pm on Saturday during the months of June and July

- 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 hour's noise would come from the site.

Typical construction noises for the duration of building, typical noise from housing developments for the long term.

- 3) Proposed measures to reduce or control noise impacts, if any: Compliance with local noise ordinances

## 8. Land and Shoreline Use Find help answering land and shoreline use questions

- 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 horses and some parts heavy equipment storage. The parcels surrounding the three proposed parcels are vacant on the North and West side. To the East and South side low density single family homes exist on parcels ranging from .8 acers to 10 acers
  
- 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? Other than 2-3 grazing horses the property has not been farmed for more than 20 years no agricultural impact will persist due to the development of homes at this location.
  - 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: None to my knowledge
  
- c. Describe any structures on the site. There are currently no structures on any of the three parcels
  
- d. Will any structures be demolished? If so, what? No
  
- e. What is the current zoning classification of the site? Urban Residential
  
- f. What is the current comprehensive plan designation of the site? Within the City of Ellensburg urban growth area designated as Residential suburban.

g. If applicable, what is the current shoreline master program designation of the site? N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. Yes portions of it see attached critical areas report.

i. Approximately how many people would reside or work in the completed project? 40 families approximately 120-200 people

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

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

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Plat will be designed and approved in accordance with city and county land development code.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: None

## 9. **Housing** [Find help answering housing questions](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 40 new homes 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** [Find help answering aesthetics questions](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? 28 feet, fiber cement lap or board and batt siding.
- b. What views in the immediate vicinity would be altered or obstructed? Territorial views of the current field will change into a housing development.
- c. Proposed measures to reduce or control aesthetic impacts, if any: Houses will be in compliance with Kittitas county design standards and city of Ellensburg streetscape designs

**11. Light and Glare** Find help answering light and glare questions

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Normal glare from windows during sunrise to sunset
- b. Could light or glare from the finished project be a safety hazard or interfere with views? No hazard I can see
- c. What existing off-site sources of light or glare may affect your proposal? Streetlights as required by city of Ellensburg Public Works Department.
- d. Proposed measures to reduce or control light and glare impacts, if any: None

**12. Recreation** Find help answering recreation questions

- a. What designated and informal recreational opportunities are in the immediate vicinity? Paul Rogers recreational park is located less than a half mile from the location. The 10 lots on the east portion of the plat will have ample undisturbed natural landscape and a creek to enjoy as an amenity.
- b. Would the proposed project displace any existing recreational uses? If so, describe. No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None taken

**13. Historic and cultural preservation** Find help answering historic and cultural preservation questions

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

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. None to my knowledge
- 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. I have reviewed all available historic maps and have consulted with the local library and county museum and have seen no historic or cultural impacts this development would impose on another parcel.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. If artifacts are found, all work must cease until an archaeologist or other specialist can examine the site, to determine mitigation, per federal and state laws.

#### 14. **Transportation** Find help with answering transportation questions

- 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 site will be accessed off Pfenning Road as shown on the preliminary plans
- 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
- 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). All roads/sidewalks/planters on preliminary plans would be built new and paid for by the developer.
- 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? Approximately 90-110 trips per day based on trip generation and distribution letters from previous plats.

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.

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

**15. Public Services Find help answering public service questions**

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. The project will increase the public services needs relative to 39 new families entering the community.

b. Proposed measures to reduce or control direct impacts on public services, if any. New sewer/water lines new roads curb sidewalks and gutter will be built for these needs.

**16. Utilities Find help answering utilities questions**

a. Circle utilities currently available at the site:  
Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other

Electricity, natural gas, water, refuse service, telephone, sanitary sewer

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.

A sewer main and water will extend from Pfenning road to the East as well as Power, TV, telephone will extend underground from the same general location. All utilities except TV and telephone are owned by the city of Ellensburg. Telephone is owned by Lightcurve. Cable TV is owed by Spectrum.

**C. Signature Find help about who should sign**

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 \_\_\_\_\_

Tyler Glahn

Position and Agency/Organization \_\_\_\_\_

Crytal Enterprises INC, president

Date Submitted: \_\_\_\_\_

5/1/25

**D. supplemental sheet for nonproject actions Find help for the nonproject actions worksheet**

**(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?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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?

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

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?

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

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

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

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

