

SEPA ADDENDUM

TO: Notice to SEPA File/Interested Parties

FROM: Jan Sharar, Staff Planner

DATE: November 8, 2005

**RE: REVIEW OF SEPA ACTIONS RELATED TO THE SCOPE OF
UPDATE OF THE KITTITAS COUNTY COMPREHENSIVE PLAN**

The Kittitas County Board of Commissioners moved to adopt the 1996 Kittitas County Comprehensive Plan on July 1 and 2, 1996. The Comprehensive Plan was adopted on July 26, 1996 and became effective on August 1, 1996. The adopted Comprehensive Plan with subsequent annual amendments is to be updated by December 1, 2006 through a process in which public participation is a key component. The Kittitas County Board of Commissioners signed Resolution 2005-148 on November 1, 2005 adopting the scope of the update. This scoping process identifies an outline from which specific items will receive targeted review through public meetings throughout the County and the results will be incorporated into the updated Comprehensive Plan.

It is envisioned that public meetings and other means of gathering input for the purpose of forming general policy statements on these items for inclusion into the Comprehensive Plan will be completed by February 2006. A draft Comprehensive Plan with recommendations from the public incorporated will be forwarded to the Kittitas County Planning Commission for public hearings to begin in March of 2006. The Planning Commission recommendation, in form of a draft Comprehensive Plan, will then be forwarded to the Kittitas County Board of Commissioners for additional public hearings.

After a review of the existing SEPA materials and actions, subsequent amendments and preliminary analysis by Community Development Services of the list of items known as the scope of the 2006 Update to the Comprehensive Plan, it has been determined that the existing SEPA actions are applicable to the scope of update to the Kittitas County Comprehensive Plan and no further SEPA actions are necessary.

The most recent SEPA action on the Kittitas County Comprehensive Plan was taken on June 17, 1996, when the Kittitas County Planning Department issued the Final Environmental Impact Statement and on October 3, 1997 when Kittitas County issued a SEPA Addendum to the Final Environmental Impact Statement. In addition the Mitigated Determination of Non-significance issued by the City of Cle Elum on June 23, 1998 was adopted by reference as part of the environmental review for the 1998 Annual Amendment.

“Scope of 2006 Update to the Kittitas County Comprehensive Plan”

Items approved for the scope of the Comprehensive Plan Update process in addition those within the mandatory elements as identified in RCW 36.70A.070.

- 1. Specifically evaluate existing UGA’s and UGN’s for:**
 - a. Review location, current use and policies regarding commercial and industrial lands adequacy to meet needs over next 20 years while incorporating commercial and industrial inventory of lands required element.**
 - b. Identify sub areas requiring more specific policies for a scheduled update process for future adoption and prioritize a sub area plan update schedule.**
 - c. Produce land use and zoning maps that identify existing commercial areas outside UGA’s and UGN’s for addressing need for more rural convenience stores, etc.**
 - d. In addition to the population forecast required element:**
 - i. Determine impact of vacation and second homes on land supply.**
 - ii. Actively seek County and City coordination on all required GMA population estimates.**
 - e. Consider use of the “buildable lands model” to address issues requiring an inventory as part of Comprehensive Plan policy development.**

- 2. Affordable housing element:**
 - a. In addition to this mandatory element for cities and counties planning under the Growth Management Act:**
 - i. Address changing work force needs.**
 - ii. Consider policy regarding accessory dwelling units – focus on affordable housing and aging parent housing.**
 - iii. Consider policies that provide additional tax incentives to allow low and moderate income citizens to stay in their homes.**
 - iv. Consider policy to encourage use of low interest programs for home purchases.**

- 3. Form Resource Lands Citizen Advisory Committee to deal with the following items in addition to the mandatory elements identified in RCW 36.70A.070;**
 - a. Address the effects of the changing demographics of the County population, i.e. less farming, more tourism recreation, and consider policy implications.**
 - b. Address the reduced economic viability of farming, review tax policies related to farming, the issues relevant to the granting of open space, and consider the impacts of existing local regulations on the economic viability of farming.**
 - c. Consider techniques and policies to support the preservation of farm land.**
 - d. Consider techniques and policies to support preservation of natural resource land.**
 - e. Consider techniques and policies to leverage private and public money to protect natural resource lands.**

- 4. Related to adoption of other County Plans;**
 - a. Consider policies to address transportation related issues in the**

Comprehensive Plan in manner compatible with the Kittitas County Transportation Plan but more focused on land use and related issues.

b.Consider policies to address capital facilities and infrastructure related issues in the Comprehensive Plan in a manner compatible with the Capital Facilities Plan and development regulations but more focused on land use and related issues.

c.Connect recreation related policies in the Comprehensive Plan in a manner compatible with the adopted Kittitas County Recreation Plan.

i. Incorporate the Recreation Plan into daily planning.

ii. Incorporate policy direction in into the Comprehensive Plan and development regulations.

iii. Access to public lands – encourage through incentives in development – design standards – policy to reduce checkerboard ownerships.

5. Miscellaneous Items:

a.Develop policies to promote better access to land use information for the general public.

b.Develop policies to promote better education of public with regard to land use.

Environmental Checklist:

A. Background.

1. Name of proposed project, if applicable:

Non-project action: Scope of update to:

- Kittitas County Comprehensive Plan.

2. Name of applicant: Kittitas County

3. Address and phone number of applicant and contact person:

Jan Sharar
Kittitas County Community Development Services
411 N. Ruby St. Suite 2
Ellensburg, WA 98926
(509) 962-7506

4. Date checklist prepared: November 5, 2005

5. Agency requesting checklist: Kittitas County

B. When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect an 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:

No significant increase in waste discharge to surface waters, ground water or wetlands should result from the implementation of this update. The update to the Comprehensive Plan creates no new uses otherwise permitted through the Kittitas County Shoreline Master Program, Kittitas County Code 14.08, *Flood Hazard Reduction*, Kittitas County Code 17, *Zoning*, Kittitas County Code 16, *Subdivision*, and Kittitas County Code 17A, *Critical Areas*.

Pages 3.13 through 3.27 of the Kittitas County Final Environmental Impact Statement discusses air and water quality within Kittitas County. In addition, pages i.16 and i.17 discusses environmental concerns related to the adoption of the Comprehensive Plan. The discussions contained in the Final Environmental Impact Statement are hereby adopted by reference.

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:

The update is not likely to affect plants, animals, or marine life over what already occurs under current County Regulations. The scoped items in addition to the required elements for review and update are all within the threshold determination and subsequent EIS adopted here by reference.

Pages i.17 and i.18 of the Final Environmental Impact Statement issued in conjunction with the Kittitas County Comprehensive Plan discusses environmental concerns related to fish and animal life. In addition, page 3.27 of the Final Environmental Impact Statement begins a discussion related to biological resources.

3. How would the proposal be likely to deplete energy or natural resources?
Proposed measures to protect or conserve energy and natural resources are:

Within the unincorporated county: electricity, fossil fuels, refuse service, telephone, and private and community water are used. No new utilities are planned through the update process for implementation through development regulations.

The Final Environmental Impact Statement issued in conjunction with the Kittitas County Comprehensive Plan discusses possible impacts to energy and natural resources and is hereby adopted by reference.

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:

At this time there are no areas in Kittitas County designated as “environmentally sensitive”. Under RCW 36.70A, the Growth Management Act, the County has developed and implemented Kittitas County Code 17A, *Critical Areas*, which addresses development within or in the vicinity to wetlands, frequently flooded areas, geologic hazard areas, typed waters and wildlife habitat areas.

The Final Environmental Impact Statement issued in conjunction with the Kittitas County Comprehensive Plan reviewed three possible land use alternatives. In addition, impacts to land use, transportation, utilities, capital facilities, and housing were all reviewed in relation to the three alternatives. The City of Cle Elum performed environmental review of their proposed UGA boundary. This environmental review is hereby adopted by reference as part of the environmental review for this SEPA Addendum.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses?
Proposed measures to avoid or reduce shoreline and land use impact are:

These proposed amendments do not include any additional shoreline uses. The Kittitas County Shoreline Master Program, Kittitas County Code 14.08, *Flood Damage Prevention*, and Kittitas County Code 17A, *Critical Areas*, will continue to govern shoreline proposals. In addition, specific proposals will be reviewed for potential impacts during the review period. In addition, Section 2.3(D), Shoreline Land Use, within the adopted Comprehensive Plan includes specific polices related to shoreline management.

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:

The implementation of these proposed amendments may require the development of new roads and may increase the demands of public services or utilities. Future development in various areas of the county may increase these needs and such needs will be mitigated pursuant to Kittitas County Development Standards.

Each of the three land use alternatives were reviewed for potential impacts to land use, transportation, utilities, capital facilities, and housing. Specifically, this analysis is

included on pages i.5 through i.15 of the Final Environmental Impact Statement. In addition, page 3.57 of the Final Environmental Impact Statement begins a discussion on an array of transportation facilities and page 3.62 begins a discussion related to possible impacts to utilities.

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

None of the proposed amendments to the Kittitas County Comprehensive Plan conflict with local, state, or federal laws or requirements for the protection of the environment. The County has adopted Kittitas County Code 17A, *Critical Areas*, which includes protection measures and development standards for frequently flooded areas, geologic hazard areas, wetlands, and aquifer recharge areas. There are currently no proposed amendments to this chapter.

C. SIGNATURE

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: _____

**Jan Sharar, Staff Planner
Long Range Planning
Kittitas County Community Development Services**

Date Submitted: November 8th, 2005