



KITTTITAS 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**

\$275.00 Kittitas County Public Health

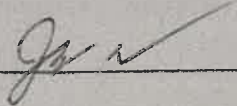
\$1,825.00 Total fees due for this application (One check made payable to KCCDS)

*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.

RECEIVED
JAN 11 2023

FOR STAFF USE ONLY

Application Received by (CDS Staff Signature): 	DATE: 1-11-24	RECEIPT#	RECEIVED JAN 11 2023 Kittitas County CDS DATE STAMP IN BOX
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A. Background [\[help\]](#)

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

Mardee Lake Inc.: Proposed Amendment to the Kittitas County Comprehensive Plan (Land Use Designations) and Zoning.

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

Mardee Lake Inc.

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

Mardee Lake Inc, Linda Lewington, 115 Malibu Road SW. Calgary, AB T2V 1X5 (Landowner)

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

November 29th, 2023

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

Kittitas County Community Development Services Department

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

As soon as possible.

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

There is no specific site or development proposal. The action that this Environmental Checklist evaluates is a non-project action, involving amendments to the County's Comprehensive Plan (Land Use Designations) and Zoning. This checklist is intended to support a review of the County's *Comprehensive Plan* and zoning classifications allowed within the Rural Working and Rural Recreational land use designations, specific to Mardee Lake Inc. land holdings, and to assure that future proposals allowed within those use standards (future development and design standards etc.), will be subject to and be guided by the proposed zoning district, applicable code provisions and regulations, and the results of additional environmental review.

This Environmental Checklist builds upon prior environmental reviews that have occurred, including but not limited to the Mardee Lake Inc. initial Comprehensive Plan Amendment and Rezone (File CP-22-00005 & RZ-22-00005) and Kittitas County's SEPA review of legislation (Ordinance 2013-001 that created these new land use designations and zoning regulations in accordance with Growth Management Act requirements (SEPA Reference/Ord). Future proposals within the area of the land use changes and rezone may use all or part of this Environmental Checklist or other County environmental documents to satisfy the requirements of SEPA in whole or part.

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

The following County planning documents and associated environmental documents contain environmental information related to the proposed Land Use and Zoning Map Update. The information is referenced as appropriate in this Environmental Checklist and incorporated by reference into this document.

- RZ-22-00005 & CP-22-00005 Mardee Lake Administrative Record
- Amendments to the Comprehensive Plan and Kittitas County Code (Creating the Rural Recreational land use designation and zone docs) Ord. 2013-001, 2013.
- Critical Areas Code KCC 17A, Ord. 2021-016 (2021)
- Shoreline Management Code KCC 17B, Ord. 2016-006 (2016)
- Floodplain Development Code, KCC 14.08, Ord. 2021-010 (2021)

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 other applications pending for government approvals. Pursuant to a Growth Management Hearings Board Final Decision and Order dated August 23, 2023, in Case no. 23-1-0002c, on Mardee Lake Inc.'s initial request for a rezone and comprehensive plan amendment assigned case numbers CP-22-00005 & RZ-22-00005 has been declared invalid.

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

There is no specific site or development proposal on the subject properties associated with this SEPA Checklist. A future proposal involving development of the parcel will include a Kittitas County SEPA Threshold Determination., Development permits, building permits, and possible flood plain, critical areas and shoreline review/permits.

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

The proposed action is a land use designation and zone update that responds to the 2013 *Comprehensive Plan* amendments for Rural Recreational properties. The Kittitas County Comprehensive Plan land use policies and zoning code have been amended many times since Kittitas County adopted its first Comprehensive Plan and Zoning Code. A major update occurred in 2013, bringing Kittitas County into compliance with the Growth Management Act. Consistent with these amendments addressing water impacts, land use policies, zoning (densities), rural character etc., the proposed action is intended to promote development within Kittitas County in the manner consistent with the Growth Management Act and the newly created Rural Recreational land use policies/designations and the Rural Recreational zoning (Ord 2013-001).

This proposal requests Kittitas County change the land use designation of the subject properties from Rural Working to Rural Recreational lands, along with the zoning of Rural Recreational. This proposal would allow for Rural Recreational uses and other uses allowed under the Rural Recreational zoning. The proposed Rural Recreational zoning would cover four existing parcels totaling 150.98 acres. The new zoning provides for a density lot size requirement of 5 acres minimum. The rezone would allow for potential future growth of a maximum of 30 residential

units (150.98/5) on the subject properties.

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.

See Exhibit 1 for Vicinity & Parcel Map, & topographic map within file CP-22-00005 & RZ-22-00005 Section 15 Township 22 North Range 11 East W. M. and current comprehensive plan and rezone submittal.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

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

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

The steepest slope is estimated at > 30%.

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.

Unknown.

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

To the best of applicant's knowledge there are no surface indications or history of unstable soils in the immediate vicinity of the subject properties.

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.

No construction is proposed in connection with this rezone proposal. Future development proposals will be subject to additional permits (grading permits etc.) and environmental review (if they meet or exceed thresholds for environmental review) under SEPA.

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

There is no project being proposed for construction at this time. The indirect effects of this non-project proposal are not expected to increase the area subject to land clearing or other factors that could result in erosion. Potential impacts of future development projects will be addressed through site specific environmental review and will be subject to a Washington State Department of Ecology Construction Stormwater General Permit.

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

There is no project being proposed for construction at this time. The subject parcels are currently covered with forest, trees, a segment of Coal Creek, Mardee Lake, and associated wetlands. Future proposed projects will be subject to environmental review (if they meet or exceed thresholds for environmental review) under SEPA.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

There is no project being proposed for construction at this time. The amount of erosion depends upon existing site conditions and site design of a future project specific action. Potential impacts of future development projects will be addressed through site specific environmental review and will be subject to a Washington State Department of Ecology Construction Stormwater General Permit. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review).

2. Air

- 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.

There is no project being proposed for construction at this time. Accordingly, no emissions to the air will result from the proposed rezoning. Potential impacts of future development projects will be addressed through site specific environmental review.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

There is no project being proposed for construction at this time. There are no known sources of off-site sources of emissions or odor that may affect this rezoning proposal. Potential impacts of future development projects will be addressed through site specific environmental review.

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

There is no project being proposed for construction at this time. Potential impacts of future development projects will be addressed through site specific environmental review.

3. Water

- 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.

This is a non-project action. There is no project being proposed for construction at this time. Potential impacts of future development projects will be addressed through site specific environmental review. Applicant is aware of two surface water types, per the DNR water typing information, Type 2 and Type 9 streams, along with Coal Creek, that flow into Keechelus Lake. There also are wetlands/pond on portions of the subject properties. Future projects will be subject to environmental review (if they meet or exceed thresholds for environmental review), and Kittitas County code sections

14.08 Flood Damage Prevention (Ord. 2021-010), 17A Critical Areas (Ord. 2021-016), & 17B Shorelines (Ord. 2016-006)).

- 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.

This is a non-project action. There is no project being proposed for construction at this time. Potential impacts of future development projects will be addressed through site specific environmental review. Future projects will be subject to environmental review (if they meet or exceed thresholds for environmental review), and Kittitas County codes sections KCC 14.08 Flood Damage Prevention (Ord. 2021-010), 17A Critical Areas (Ord. 2021-016), & 17B Shorelines (Ord. 2016-006).

- 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.

Potential impacts of future development projects will be addressed through site specific environmental review. This is a non-project action. There is no project being proposed for construction at this time. No fill and dredge material will be placed in or removed from surface water or wetlands for the rezone.

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

This is a non-project action. There is no project being proposed for construction at this time. Potential impacts of future development projects will be addressed through site specific environmental review.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

There is 100-yr floodplain located on portions of the subject parcels. Potential impacts of future development projects will be addressed through site specific environmental review.

- 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.

There is no project being proposed for construction at this time. No such discharges will occur. Future development, which might indirectly lead to such discharges, would be subject to environmental review if it exceeds thresholds.

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.

There is no project being proposed for construction at this time. Future projects will be subject to environmental review (if they meet or exceed thresholds for environmental review), and Kittitas County codes sections KCC 14.08 Flood Damage Prevention (Ord. 2021-010), 17A Critical Areas (Ord. 2021-016), & 17B Shorelines (Ord. 2016-006)). Furthermore, the subject parcels are within the Snoqualmie Pass Utility District service area which would utilities to any future development proposal.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . .; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

There is no project being proposed for construction at this time. No waste material will be discharged into the ground from septic tanks or other sources in connection with the rezone. Future development projects will need to include adequate sanitary and stormwater sewer systems or facilities as required by the Snoqualmie Pass Utility District or meet the requirements of the Kittitas County Public Health Department for septic systems.

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.

There is no project being proposed for construction at this time. Future projects will be subject to the WA State Department of Ecology Construction Stormwater General Permit requirements. The indirect effects of this non project proposal related to water runoff are addressed in Section D., Supplemental sheet for non-project actions.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No. There is no project being proposed for construction at this time.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No. There is no project being proposed for construction at this time.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Not applicable. There is no project being proposed for construction at this time.

4. Plants

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?

None. This is a non-project action. No construction is proposed. And no vegetation will be removed or altered.

c. List threatened and endangered species known to be on or near the site.

No endangered plants are known to be on the subject properties.

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

Not applicable. This is a non-project action. No construction is proposed.

e. List all noxious weeds and invasive species known to be on or near the site.

Applicant is not aware of any noxious weeds or invasive species on the subject properties.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

Applicant has observed hawks, eagles, songbirds, deer, elk, and squirrels on the subject properties.

b. List any threatened and endangered species known to be on or near the site.

The area around Coal Creek is known to be habitat for Bull Trout, Northern Spotted Owl, Marbled Murrelet, and Fisher. Applicant has not observed any of these fish or birds on the subject properties. Future projects will be subject to environmental review (if they meet or exceed thresholds for environmental review), and Kittitas County codes sections KCC 14.08 Flood Damage Prevention (Ord. 2021-010), 17A Critical Areas (Ord. 2021-016), & 17B Shorelines (Ord. 2016-006).

c. Is the site part of a migration route? If so, explain.

The subject properties are included in the Channel Migration Zone for Coal Creek. In addition, the subject properties are located in the vicinity of the wildlife connectivity/migration area for Gold Creek Valley, which includes wildlife bridges across and under I-90 at Gold Creek.

d. Proposed measures to preserve or enhance wildlife, if any:

There is no project being proposed for construction at this time. Potential impacts of future development projects will be addressed through site specific environmental review under the Endangered Species Act and other applicable laws and regulations.

- e. List any invasive animal species known to be on or near the site.

There are no invasive animal species that applicant knows of.

6. Energy and Natural Resources

- 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.

There is no project being proposed for construction at this time. No energy will be used to meet the project's needs. Potential energy use of future development projects will be addressed through site specific environmental review.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None. This is a non-project action and doesn't involve construction or development activity.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No. This is a non-project action. No construction is proposed.

- 1) Describe any known or possible contamination at the site from present or past uses.

To the best of applicant's knowledge, there is no contamination on the subject properties from present or past uses.

- 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.

Not applicable. This is a non-project action, and no construction is proposed at this time. To the best of applicant's knowledge, there are no existing hazardous chemicals/conditions that might affect future project developments and designs.

- 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.

Not applicable. There is no project being proposed for construction at this time. Consequently, there is no storage or production of hazardous chemicals associated with the rezone.

- 4) Describe special emergency services that might be required.

None. There is no project being proposed for construction at this time.

5) Proposed measures to reduce or control environmental health hazards, if any:

None. There is no project being proposed for construction at this time.

b. Noise

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

None. There is no project being proposed for construction at this time. Potential noise impacts of future development projects will be addressed through site specific environmental review.

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.

None. This is a non-project action. No construction is proposed. Potential impacts of future development projects will be addressed through site specific environmental review.

3) Proposed measures to reduce or control noise impacts, if any:

None. This is a non-project action. No construction is proposed. Potential impacts of future development projects will be addressed through site specific environmental review.

8. Land and Shoreline Use

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.

Currently the subject property is vacant and undeveloped. The rezone proposal is a non-project action and will not affect the nearby or adjacent properties or land uses.

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 subject properties have not been used as working farm or forest land. They are not designated as Resource Lands (agricultural or forest) of long-term commercial significance.

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. This is a non-project action. No construction is proposed. Surrounding properties are predominantly Rural Recreational lands.

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

The subject properties contain no structures on site.

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

No structures exist on site, and none will be demolished.

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

Forest & Range 20 Zoning.

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

Rural Working Land Use.

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

The current shoreline designation that covers a portion of the parcels is Rural Conservancy. Individual projects that may use the new zoning designation will be subject to environmental review (if they meet or exceed thresholds for environmental review), pursuant to Kittitas County Code sections 14.08 Flood Damage Prevention, 17A Critical Areas, 17B Shorelines, and other regulations.

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

Kittitas County has identified streams, floodplain, and wetlands on portions of the subject properties. Future projects that subject to the new zoning designation will be subject to environmental review (if they meet or exceed thresholds for environmental review), Kittitas County Code sections 14.08 Flood Damage Prevention, 17A Critical Areas, 17B Shorelines, and other regulations.

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

None. This is a non-project action. No construction is proposed. Potential impacts of future development projects will be addressed through site specific environmental review. According to proposed zone change and the standard density allowed within that zone, future projects could increase the residential development capacity by 23 units. Current zoning is Forest and Range 20 (20-acre lot size). Total Density under the Forest and Range zone is 7 lots. Under the proposed zone of Rural Recreation (5-acre lot size) the total density allowed would be 30. Individual projects that may use the new zoning designation and allowed density will be subject to environmental review (if they meet or exceed thresholds for environmental review), Kittitas County's Codes 14.08 Flood Damage Prevention, 17A Critical Areas, 17B Shorelines, and other regulations.

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

None.

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

Not applicable.

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

This rezone is intended to fulfill the Kittitas County Comprehensive Plans Rural Recreational Land Use Policies. This proposal meets the proposed Comprehensive Planning rezone criteria for the change from Rural Working to Rural Recreational. The proposed zoning designation of Rural Recreational is consistent with the existing and surrounding recreational uses in the vicinity. Future projects that may use

the new zoning designation and allowed density will be subject to environmental review (if they meet or exceed thresholds for environmental review), Kittitas County's Codes 14.08 Flood Damage Prevention, 17A Critical Areas, 17B Shorelines, and other regulations.

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

Not applicable. This is a non-project action. No construction is proposed, and no impacts will occur.

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

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

None. This is a non-project action. No construction is proposed. Depending on the nature of future development proposals, the Rural Recreational zoning, could modestly influence the number of lots that could potentially become available for redevelopment and/or the density of project that can be built on these lots. The current zone could potentially support seven units and the proposed zoning could increase the development capacity by approximately 23 units, for a total of 30. Subdivision of the subject properties would proceed via a long plat application if it involves division of land into more than four lots, unless they are proposed in Performance Based Cluster Plats. Cluster Plats allow for creation of lots that are smaller than the minimum lot size when open space is provided. Long plats are subject to a public hearing before a county's hearing examiner, who provides a recommendation to the Board of County Commissioners for action on the proposal. Since this is a non-project action with no specific housing development proposed, the income level for this proposal is unknown.

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

None. This is a non-project action. No construction is proposed. No housing units are eliminated.

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

None. This is a 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? [\[help\]](#)

Not applicable. This is a non-project action.

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

No. This is a non-project action.

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

None. This is a non-project action.

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

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

None. This is a non-project action. No construction is proposed. Potential impacts of future development projects will be addressed through site specific environmental review. Projects and development that would be subject to the proposed zoning will be subject to environmental review (if they meet or exceed thresholds for environmental review) for light and glare impacts.

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

No. This is a non-project action.

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

None. This is a non-project action.

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

None. This is a non-project action.

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

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

The subject properties are in the vicinity of a variety of seasonal recreational opportunities, such as: Snoqualmie Pass ski areas (Snoqualmie and Alpental), providing alpine skiing, snowshoeing, cross country skiing, sledding, hiking, fishing, rock climbing, snowmobiling, horseback riding, mountain biking etc.

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

No. This is a non-project action.

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

None. This is a non-project action. Future projects and development in the rezone area will be subject to environmental review (if they meet or exceed thresholds for environmental review) for impacts on recreation.

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. [\[help\]](#)

There are no structures on the subject properties.
Applicant is not aware of any such buildings, structures or site near the subject properties.

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

The applicant is unaware of any such landmarks, features, or other evidence of Indian or historic use or occupation.

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

None. This is a non-project action. No construction is proposed. Potential impacts of future development projects will be addressed through site specific environmental review.

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

None. This is a non-project action. No construction is proposed. Potential impacts of future development projects will be addressed through site specific environmental review.

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. [\[help\]](#)

The subject properties are served by I-90, off Exit 54. Forest Service Rd 4832 is adjacent to the subject properties.

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

No.

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

None. This is a non-project action. No construction is proposed. Potential impacts of future development projects will be addressed through site specific environmental review.

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

No. This is a non-project action.

Future projects that may use the new zoning designation and allowed density will be subject to environmental review (if they meet or exceed thresholds for environmental review), and Kittitas County Code section 12 Roads and Bridges.

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

No. This is a non-project action.

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 no passenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

No. This is a non-project action. No specific future development has been identified and it is premature to evaluate its potential need for public services.

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. This is a non-project action.

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

None. This is a non-project action. No construction is proposed. Potential impacts of future development projects will be addressed through site specific environmental review.

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. [\[help\]](#)

No. This is a non-project action. No specific future development has been identified and it is premature to evaluate its potential need for public services.

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

None. This is a non-project action.

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

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

Power, water & phone etc. are available.

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. [\[help\]](#)

None. This is a non-project action.

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: Linda Lewington

Name of signee : Linda Lewington.

Position and Agency/Organization President, Mardee Lake, Inc., property owner

Date Submitted: December 22, 2023

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?

This non-project proposal would result in no direct impacts with respect to water, air, toxic/hazardous substances or noise as it would not involve development of the affected properties. The proposed zone would accommodate increased capacity for future development, within the rural recreational zone. If the maximum development capacity for residential development in the Rural Recreational zone is assumed, there could be increased discharge to water, emissions to air, and production of noise during the construction phase. After construction is complete, such impacts would be abated. Releases of toxic/hazardous substance releases are not anticipated.

Due to the nature of existing rules and regulations that pertain to critical areas, shorelines, floodplains, and grading matters that affect natural areas in and nearby the rezone properties, it is not likely that significant adverse impacts to these areas will occur, even with greater levels of development afforded by the rezone.

The proposal's effect of increasing development capacity within and near adjacent/existing urban development would increase the potential total greenhouse gas emissions from future development and related transportation impacts. However, when considered at a larger scale, the proposal would support efficient growth patterns that may assist in controlling greenhouse gas emissions that are coupled with existing and new regulations pertaining to green energy building requirements etc.

Proposed measures to avoid or reduce such increases are:

Any future development would be subject to environmental review, under the Kittitas County Code, and other state and local regulations governing water quality, air quality, hazardous materials, and noise.

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

This non project proposal would result in no direct impacts. However, the rezone area has environmentally sensitive areas on site that would require the implementation of existing County Codes such as KCC 4.08 Flood Damage Prevention, 17A Critical Areas, 17B Shorelines, and other regulations in order to ensure protections of these areas. The proposed changes do not alter any regulations directly related to environmental requirements of new development, such as wetland analysis and buffers, shoreline setbacks, and floodplain protections.

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

During the design phase of any potential future development, evaluation of the critical areas will occur. Measures to avoid or mitigate impacts to critical areas, habitat, shorelines, and other sensitive areas can be evaluated and implemented at that time.

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

This non project proposal would result in no direct impacts. If the maximum development capacity for residential development in the Rural Recreational zone is assumed, there could be increased energy use and consumption of natural resources. It is premature and speculative to evaluate the degree of energy or natural resource depletion until a specific future development is identified.

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

During the design phase of any potential future development, evaluation of energy and natural resource consumption can occur. Measures to avoid or mitigate energy and natural resource use can be evaluated and implemented at that time.

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?

This non project proposal would result in no direct impacts to environmentally sensitive areas. If the maximum development capacity for residential development in the Rural Recreational zone is assumed, there could be increased energy use and consumption of natural resources. It is premature and speculative to evaluate the degree of energy or natural resource depletion until a specific future development is identified. Kittitas County Code sections such as KCC 4.08 Flood Damage Prevention, 17A Critical Areas, 17B Shorelines, and other regulations will apply to any potential future development.

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

None at this time. During the design phase of any potential future development, evaluation of measures to protect environmentally sensitive areas can occur. Measures to avoid or mitigate impacts to environmentally sensitive areas can be evaluated and implemented at that time.

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?

This proposal would result in no direct impacts to land and shoreline use as it is a non-project proposal. If the maximum development capacity for residential development in the Rural Recreational zone is assumed, there could be changes in the type and density of land uses within the area. Such changes in land use would be consistent with the intent of the Rural Recreational Land Use Policies, Kittitas County Comprehensive Plan, and the County Zoning code. Changes to shoreline use are not expected from future residential development. There is a shoreline designation on a portion of the site related to the Coal Creek. Existing County Codes such as KCC 4.08 Flood Damage Prevention, 17A Critical Areas, 17B Shorelines, and other regulations will apply, in order to ensure protection measures. Specifically pertaining to environmental sensitive areas existing regulations, as listed above, and the building code provide standards sufficient to evaluate and mitigate potential impact. Individual projects and development consistent with this proposal will occur over time and cannot be evaluated at this stage.

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

None at this time. During the design phase of any potential future development, evaluation of measures to mitigate changes to land use can occur to ensure consistency with existing County policies on housing, access to recreational opportunities, and protection of shoreline areas.

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

This proposal is for a non-project action and would not increase demands on transportation or public services or utilities. If the maximum development capacity for residential development in the Rural Recreational zone is assumed, there could be increased demands on transportation infrastructure and public services and utilities. It is premature and speculative to evaluate the degree of these increases until a specific future development is identified. These increases will be evaluated by the appropriate jurisdiction or Kittitas County Department of Public Works when potential future development plans are submitted for review.

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

None at this time. There are no known capacity constraints within the areas electrical system that could be exacerbated by this rezone. Minor power extensions/improvements may be needed to accommodate future development, but these would be coordinated at the time of future development and with the local provider.

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

This proposal is for a comprehensive plan map & zone change and is not authorizing any construction or activities that would be likely to conflict with local, state, or federal laws or requirements for the protection of the environment. This rezone would support the goals of the Comprehensive Plan Rural Recreational Land Use Policies and focus on recreational opportunities and creation of housing in proximity to such opportunities. See the Comprehensive Plan Goals and Policies and Snoqualmie Pass Subarea Plan that further supports this proposal submitted with the Mardee Lake File: RZ-22-00005 & CP-22-00005