



State Environmental Policy Act PRELIMINARY MITIGATED DETERMINATION OF NONSIGNIFICANCE

Description: Fowler Creek Trails LLC is proposing the development of a guest ranch. The proposed guest ranch would provide a unique and sustainable destination for the purpose of providing a location for vacationing, recreation, family gatherings, bed and breakfast facilities, celebrations, lodging, weddings, recreational vehicle camping, camping, events and similar pursuits. The subject parcel is zoned R-5 Rural Residential with a Rural Residential land use designation. Guest ranches are allowed in this zone with a Conditional Use Permit.

Proponent: Fowler Creek Trails LLC, Applicant, authorized agent

Location: Parcel# 949851, 949853, 949854, 949855, 949861, 949862, 949863, 949865, 949866, 949867, 949868, 949869, 949870, 949871, 949873, 949874, 949875, 954540, 954541, 954542, 954543, 954544, 954545, 954546, 954547, 954548, 954549, 954550, 954551, 954552, 954553, 382736, 785434, 17435 located at 981 Fowler Creek Road approximately .5 miles west of the intersection of Westside Road, in Section 03, Township 19, Range 14, bearing Assessor's Map# 19-14-03054-0011 in Kittitas County.

Lead Agency: Kittitas County Community Development Services

The lead agency for this proposal has determined that the proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2) (c) and WAC 197-11. This decision was made after review of a SEPA environmental checklist and other information on file with the lead agency, after considering voluntary mitigation measures which the lead agency or the applicant will implement as part of the proposal, and after considering mitigation measures required by existing laws and regulations that will be implemented by the applicant as part of the Kittitas County permit process. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public on request.

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

Earth

- 1) A fill and grade permit is required pursuant to Kittitas County Code 14.05.050

Transportation

- 1) The applicant shall adhere to all applicable regulations as set forth in the current Kittitas County Road Standards.
- 2) The access locations shall be reviewed by the Kittitas County Department of Public Works to ensure that the access locations meet all applicable criteria for ingress/egress
- 3) The Kittitas County Grading Ordinance requires a permit if grading activity in excess of 100 cubic yards occurs pursuant to KCC 14.05. Contact Kittitas County Public Works for information relating to permitting at 509-962-7523.

Water and Waste Disposal

- 1) Adequate proof of water availability to serve the proposed project shall be provided to Kittitas County Water Resources to satisfy all requirements prior to or at the time of building permit submittal.

Stormwater

- 1) A Stormwater Plan prepared by a State of Washington licensed engineer, and approved by the Kittitas County Public Works Department is required prior to issuance of any building permit.
- 2) All stormwater and surface runoff generated by this project shall be retained and treated on-site. If any is to be discharged off site a NPDES Construction Stormwater General Permit is to be obtained through the Department of Ecology Prior to any clearing, grading or construction.

Building

- 1) All buildings and structures shall require full engineering for lateral gravity and fire life-safety.
- 2) All structures will meet Kittitas County Code Title 14

Fire

- 1) All structures must have adequate fire apparatus access.
- 2) Exterior siding and materials shall meet with wildland-urban interface requirements.
- 3) All future development must comply with the International Fire Code (IFC) and Appendices

Cultural Resources and Historic Preservation

- 1) Should ground disturbing or other activities related to the proposed project result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State DAHP. Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.

Light and Aesthetics

- 1) All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby properties and roads.
- 2) Any signage for the proposed use will require a sign permit as per KCC 17.70 and may not be located in State or County right-of-way.

The County expects to issue a Mitigated Determination of Non-Significance (MDNS) for this proposal, and will use the optional MDNS process authorized by WAC 197-11-350, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Thursday, October 5, 2023.

**Responsible
Official:** _____
Jamey Ayling

Title: Planning Official

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

Date: September 20, 2023