

SE-23-00018



KITITITAS 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.

Use of checklist for nonproject proposals: [help]

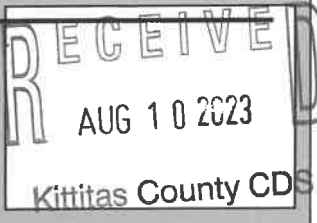
For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property 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**

CSP

Application Received by (CDS Staff Signature):	DATE:	RECEIPT#
Candi Peebles	8/10/23	0023-01999 

FOR STAFF USE ONLY

A. Background [Find help answering background questions](#)

1. Name of proposed project, if applicable:

Fowler Creek Guest Ranch

2. Name of applicant:

Fowler Creek Trails, LLC

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

Address: 1890 Nelson Siding Road, Cle Elum, WA 98922

Contact Person: Pat Deneen

Contact Email: pat@patrickdeneen.com

Contact Phone Number: 509-260-0462

4. Date checklist prepared:

August 1st, 2023

5. Agency requesting checklist:

Kittitas County Community Development Services

6. Proposed timing or schedule (including phasing, if applicable):

See Exhibit 2 – Phasing Plan

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Not at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Kittitas County, through the COMPAS on-line property mapping system, has identified various areas of the property that are impacted by wetlands and critical area buffers. All structures and facilities of the proposed guest ranch, with the exception of minimal trails and wildlife viewing stands, will be located outside of the wetlands and the critical area buffers as shown on Exhibit 16 – Site Plan. See Exhibit 3 – Identified Wetlands for wetland locations.

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.

No

10. List any government approvals or permits that will be needed for your proposal, if known.

- a. Kittitas County approval of a conditional use permit.
- b. Kittitas County Public Works Department approval of road plans, if any and if required.
- c. Kittitas County Public Works Department approval of stormwater plans if required.
- d. Kittitas County Building Department approval of any buildings that may be constructed.
- e. Washington State Department of Health possible review of the domestic water system if required.
- f. Kittitas County Department of Health possible review of Group B Domestic water system and/or cistern system(s) if required.
- g. Washington State Department of Health possible review of an large on-site septic system.
- h. Washington State Department of Ecology possible review of an MBR Plant.
- i. Kittitas County Department of Health possible review of an on-site septic system.

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. (Lead agencies may modify this form to include additional specific information on project description.)

The Kittitas County application requires a narrative in a specific section of the application for the proposed project. This narrative is attached as Exhibit 1 – Narrative.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address (i), if any, and section, township, and range, if known(ii). If a proposal would occur over a range of area, provide the range or boundaries of the site(s)(iii). Provide a legal description(iv), site plan(v), vicinity map(vi), and topographic map(vii), 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.

(i) The street address of the residence that is constructed on the property is 981 Fowler Creek Road, Cle Elum, WA 98922.

(ii) Section 3, Township 19 North, Range 14 East

(iii) The proposal will occur in an enclosed set of parcels, all owned by the applicant.

(iv) See Exhibit 4 – Legal Description

(v) See Exhibit 16 – Site Plan

(vi) See Exhibit 5 – Vicinity Map

(vii) See Exhibit 17 – Topographic Map

B. Environmental Elements

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

a. General description of the site:

The project site is located within the boundaries of the land identified in Exhibit 4 – Legal Description. The site is mostly flat, with the exception of a few raised land masses that border the perimeter, and sits at approximately 2,290 to 2,400 feet above sea level. The site is predominantly wooded with some small meadows and pastures and includes some wetlands as identified in Exhibit 3 – Identified Wetlands.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

The site is relatively flat throughout the property. To the northwest and southwest there is a slight grade. The southeast and northeast, sides of the property have small hills (raised land masses) with steeper grades.

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

There is an approximately 40 percent grade on the southeast slope.

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.

Using the soil map from the United States Department of Agriculture (web soil survey) the following are listed on the said map of the area: Roslyn ashy sandy loam, 0 to 5 percent slopes; Quicksell loam, 0 to 5 percent slopes; Roslyn ashy sandy loam, moist, 3 to 25 percent slopes; Kladnick ashy sandy loam, 0 to 3 percent slopes; Volperie very paragravelly ashy sandy loam, 30 to 60 percent slopes. There is no agricultural land of long-term significance. The proposal will not result in the removal of any of the above listed soils.

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

None.

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.

The purpose of any filling, excavation, or grading proposed will be what is necessary for the creation of access to the planned facilities including but not limited to the creation of roads, installation of utilities, creation and installation of parking lots for recreational vehicles and other visitors, creation and maintenance of trails for hiking and recreational vehicles, and the clearing, grading, and filling of the proposed uses. The source of the fill will be from an onsite source, a permitted borrow pit located in the southwest corner of Section 12, Township 20 North, Range 14 East on Kittitas County Parcel 822534 and/or from other permitted pit run gravel sources. The type of fill will be pit run gravel, crushed rock, top soil, other soils, and hard surfacing. It is expected that the quantity of fill will exceed 5,000 cubic yards spread over the project site.

- f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**

Yes. The project will include but not be limited to the construction and development of roads and utilities including underground water lines, sewer or septic collection lines, power lines, data lines, sewer treatment systems, and vaults. This activity will require jobs including but not limited to the logging of right of ways, building, recreation and camping sites, earthwork within the right of ways, creating a road base including cutting and filling within the right of ways to be established, excavating trenches for water lines, sewer lines, power lines, and data lines, and clearing and grading of lots for future rentable lodging, parking lots, recreational vehicle sites, and other facilities as outlined in the project narrative included herein as Exhibit 1 – Project Narrative. In addition, driveways, parking lots, water services, sewer services, vaults, and data connections will be created and installed. Erosion could occur during construction and operation.

- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?** *Up to approximately 25% including cabin sites.*

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

The applicant will develop a stormwater management plan that includes “best practices” and apply for a stormwater permit if required. The applicant and its contractors and sub-contractors will be required to use “best practices” as provided by the Washington State Department of Ecology’s Stormwater Management Manual for Eastern Washington (SWMMEW). All contracts between the applicant and its contractors and sub-contractors will require the use of “best practices” during any and all phases of the construction and development of the project.

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.**

Types Of Emissions During Construction:

Asphalt preparation – Possibly for the creation of roads

Concrete – Possibly for the creation of roads, foundations, and hard surfaces

Fuel dispensing and storage – For construction vehicles and recreation vehicles once construction is complete as allowed by Washington State law

Painting and surface coating – For the preparation of rental lodging, buildings, and event center(s)

Rock or material crushing and transport – Possibly during the construction phase for onsite use only

Solvent or other volatile liquid use and storage – Possibly for necessary substances and vehicles used on the property

Welding – Possibly for rental lodging, buildings, and event center(s) in the construction area

Wood processing – Possibly for rental lodging, buildings, and event center(s) in the construction area

Dust – Higher likelihood for increased dust creation. Best management practices will be followed to minimize fugitive dust

Heat – Higher likelihood for increased heat generation. Use of construction equipment may affect the temperature of the directly surrounding area

Types Of Emissions During Operation:

Propane gas emissions – This will occur from residential use due to various appliances and vehicles such as laundry machines, furnaces, fireplaces, recreational vehicles, recreational equipment, and cars. May have natural or propane gas emissions during events such as wood burning in a contained area

Fuel dispensing and storage – For utility and recreation vehicles and equipment as allowed by Washington State law

Chemical dispensing and storage – Will vary between users

Types Of Emissions During Maintenance:

Propane gas emissions – This will occur from general maintenance due to various appliances, vehicles, and equipment

Fuel dispensing and storage – For utility vehicles and equipment as allowed by Washington State law

Chemical dispensing and storage – Will vary based on use due to lawn, water, sewer, and utility maintenance

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

There are neighboring properties that have a very slight chance of producing offsite emissions through activities such as such as burning wood or using farming procedures and equipment.

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

Proposed Measures To Reduce Or Control Emissions During Construction:

Washington State law will be followed in order to ensure proper guidance. Additional measures, such as proper fuel and chemical storage, responsible operation, and best management practices will be taken in order to preserve the environmental integrity of the project as it is under construction.

Proposed Measures To Reduce Or Control Emissions During Operation:

Washington State law will be followed in order to ensure proper guidance. Fowler Creek Guest Ranch will provide information for residents on precautions and practices against harmful emissions. Additional measures, such as proper fuel and chemical storage, responsible operation, and best management practices will be taken in order to preserve the environmental integrity of the properties and area.

Proposed Measures To Reduce Or Control Emissions During Maintenance:

Washington State law will be followed in order to ensure proper guidance. Most maintenance inside the property will be dealt with internally, done with efficiency, and will take preventative measures. Additional measures, such as proper fuel and chemical storage, responsible operation, and best management practices will be taken in order to preserve the environmental integrity of the properties and area.

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.**

There are a series of wetlands covering the center of the property as shown in the attached Exhibit 3 – Identified Wetlands. In the northwest quarter of the northeast quarter of the section, there is a small pond. There is also a small ditch on the northern border of the property. Drainage from this ditch is directed to Peterson Creek. There is a small ditch in the center of the property. Drainage from this ditch is directed to Fowler Creek. The county COMPAS website shows a classified stream on the southern border, listed as a Type 4 Seasonal (N). This Type 4 stream is mismarked on the website, as it is actually an existing logging road misidentified as a stream. There are seasonal run-off paths and ditches.

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.**

Yes, there is a planned trail through the northern portion of the property that will provide access to possible wildlife viewing stands and access to the small pond for wildlife viewing. There may be residential habitats, small elevated rental lodging facilities, constructed around the wetlands, but they will not endanger the natural environment. For more information on the residential habitats, see Exhibit 15 – Residential Habitats.

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 a general description, purpose, and approximate quantities if known. *None***

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.**

None

b. Ground Water: [Find help answering ground water questions](#)

See Exhibit 8 – Domestic Water Plans and Options

- 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.**

See Exhibit 8 – Domestic Water Plans and Options

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

See Exhibit 9 – Sewage Treatment Plan

c. Water Runoff (including stormwater):

- a) 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.**

If required, a drainage plan based on the Eastern Washington Storm Water Management Handbook will be prepared by the applicant for the approval of the Kittitas County Public Works Department. The applicant will provide any required additional drainage structures at no cost to the county. The source of runoff will be mostly from seasonal storms and snowmelt. Any new runoff caused by the creation and use of the guest ranch facilities will be treaded on site and infiltrated in the ground or captured and directed to a detention pond with said design being approved by the Kittitas County Public Works Department.

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

Yes. If, during a storm, there are waste materials within the drainage, the stormwater may gather said waste materials and carry them into the drainage system. During construction, waste materials could enter the drainage system. As this is a recreational development, waste materials, after construction is complete, may, in

rare instances, enter stormwater. During the time of construction and throughout operation and maintenance, "best practices" will be used to control stormwater.

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

No.

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

If required, a drainage plan based on the Washington State Department of Ecology's Stormwater Management Manual for Eastern Washington (SWMMEW) will be prepared by the applicant for the approval of the Kittitas County Public Works Department and will describe the "best practices" that will be used to control surface, ground, and runoff water and reduce drainage pattern impacts.

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 (i) and amount of vegetation(ii) will be removed or altered?**

- (i) *Deciduous trees, evergreen trees, shrubs, bushes, and grasses will be removed for the development of road rights-of-way, short-term rental cabins, recreational vehicle sites, parking lots, and associated activities.*
- (ii) *The amount of vegetation in pounds or volume to be removed is unknown at this time. The amount of vegetation to be removed will be limited to what is*

needed in order to allow the natural environment to develop to enhance the various sites and activities as outlined in Exhibit 1 – Project Narrative.

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

None that are known.

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

The landscaping to be used within the proposed development will be composed of native and naturally occurring plants with hard surfaces in required areas. Along the access road on the southwest border trees will be planted. These trees will supply added protection to a bordering property where an existing easement will be used for access. Xeriscape landscaping will be in other areas where natural landscaping cannot be used.

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

Kittitas County provides a county-wide weed list which is attached to this document as Exhibit 10: Kittitas County Weed List.

5. Animals [Find help answering animal questions](#)

a. List any birds and other animals that 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:

There are no known fish or shellfish on the site. The applicant is aware that there has been statements by WDFW that fish have been found in Fowler Creek. Deer, bears, and elk have been seen. Songbirds, crows, and occasionally hawks have also been spotted.

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

None that are known.

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

Not one that is known.

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

A large portion of the proposed development, including identified wetlands and the associated buffers, will be left in its natural state.

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

None that are known.

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

1. 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.

Mostly electric and occasionally propane gas will be utilized for services including but not limited to heating, cooking, and lighting for short-term rental cabins, event center(s), a barn facility, the ranch house, the bed and breakfast, residential habitats, and recreational vehicle sites. There will be a location for the possible construction of a solar site and some of the buildings may have solar panels mounted on them.

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

No

3. 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.

All buildings and facilities will meet the Washington State Energy Code.

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.

Yes. There is a slight chance of spills and exposure to gas and diesel fuel during the construction phase of the project as well as during operation and maintenance when recreational and maintenance vehicles and equipment will be in use. Some events may

also have a higher risk of spills and exposure to gas and diesel fuel, but, in all cases, "best safety practices," as generally accepted and in relation to the aforementioned risks, will be used to reduce the possible identified risks.

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

None

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.

Propane gas, gasoline, and diesel fuel may be stored during construction, operation, and maintenance, but there will be precautions set in place following Washington State Regulations to mitigate any adverse effects.

4. Describe special emergency services that might be required.

In the rare case that emergency services might be needed, they would be fulfilled by first responders from Fire District 7 and other first responders with available transport to the Kittitas Valley Hospital System.

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

"Best safety practices" as generally accepted will be used to reduce environmental health hazards.

b. Noise

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

Other than limited traffic noise on Fowler Creek Road, there is very little noise that will affect this project. For additional information on the effects and proposed mitigation of noise pollution, see Exhibit 11 – Noise.

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)?

In the short term, there will be construction noise including but not limited to machinery, backup alarms, logging, hammering, generators, etc. In the long term, there will be recreational sounds including but not limited to traffic, recreational vehicles, landscaping, dining, human voices, animal calls, and tourist activity, all of which will be taking place at a higher rate during events. For additional information on the effects and proposed mitigation of noise pollution, see Exhibit 11 – Noise.

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

CCRs and guest ranch rules and regulations that limit the type, level, and amount of noise created by the recreational community will be developed. Quiet time will be established from 10 pm to 6 am daily except on Friday and Saturday nights when activities may conclude at midnight. For more information see Exhibit 11 – Noise.

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?(i) Will the proposal affect current land uses on nearby or adjacent properties?(ii) If so, describe.

(i) The current use of the site is recreational in nature. The site has been logged, farmed, pasture for horses with stock water, and grazed in the past. There is one residence on the property with associated irrigated landscaping. The land is also used as pasture during the summer months when needed.

(ii) A review and survey of the adjacent and nearby properties has been completed by the applicant which discusses the effects on said properties and is included herein as Exhibit 6 – Surrounding Properties. Any development including recreational development may impact the adjacent properties. Kittitas County, through its comprehensive plan, land use identification, zoning, and applicable codes, all of which have been adopted through a public process and have been deemed to meet Washington State GMA Regulations, has allowed for this type of use within the coinciding land use and zoning of the property.

b. Has the project site been used as working farmlands or working forest lands?(i) If so, describe.(ii) How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any?(iii) 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?(iv)

(i) Yes, noncommercial land use

(ii) In the mid-20th century, the central northern portion of the property was used for farming. From the late 20th century until the present, the property has been used mostly as pasture for horses by the owner, but is not officially designated as farmland. The property has been partially logged at least twice in the past century.

(iii) None

(iv) None

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?

No. There is a small farm located at the entrance to Fowler Creek Road. Through observation over the past 20 years, most of the farming is done with small farming equipment and no farming operation that may disrupt this proposal has been observed.

c. Describe any structures on the site.

There is currently one residential house that will be converted into the main ranch house.

d. Will any structures be demolished? If so, what? *No.*

e. What is the current zoning classification of the site?

R-5 (Rural Residential)

f. What is the current comprehensive plan designation of the site?

Rural Residential

g. If applicable, what is the current shoreline master program designation of the site? *None*

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. *Yes. See Exhibit 3 – Identified Wetlands.*

- i. **Approximately how many people would reside or work in the completed project?**

Possibly one to four. This development will host temporary recreational lodging for guests with the possible exception of one to four employees that would be working on the project and amenities during construction and operation and possibly staying on a semi-permanent basis.

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

- k. **Proposed measures to avoid or reduce displacement impacts, if any.** *None*

- l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

The proposal will meet all of the Washington State and Kittitas County regulations. See Exhibit 6 – Surrounding Properties for a full discussion of impacts to each of the surrounding properties.

- m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.** *As there is none, 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.**

As this conditional use application is for a guest ranch there will be no permanent housing units planned, built, or provided.

- 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 as all buildings and facilities will be in a controlled recreational environment.

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?**

The maximum height of any building will be limited to 50 feet. The exterior of the buildings will be mostly natural materials including but not limited to wood, masonry, glass, and metal.

b. What views in the immediate vicinity would be altered or obstructed?

None

c. Proposed measures to reduce or control aesthetic impacts, if any.

As the main appeal of the property is the natural rural environment, most of the forested area, pastures and wetlands will be maintained except where specific development will take place. See Exhibit 1 – Project Narrative.

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?

Lights will be required to face down to protect the night lights. There may also be ground-level lights around the facilities and on walking paths. The most impact will be at night. For additional information on the effects and proposed mitigation of light pollution, see Exhibit 14 – Lighting Discussion.

b. Could light or glare from the finished project be a safety hazard or interfere with views? *No*

c. What existing off-site sources of light or glare may affect your proposal? *None*

d. Proposed measures to reduce or control light and glare impacts, if any.

Lights will be required to face down to protect the night skies. Lighting will be limited to 60W and LEDs where safety allows. Brighter lighting may be used in areas that are used for outdoor recreation and dining. For additional information on the effects and proposed mitigation of light pollution, see Exhibit 14 – Lighting Discussion.

12. Recreation [Find help answering recreation questions](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

The following is a list of some of the recreation opportunities offered in Upper Kittitas County: hiking, camping, backpacking, rock climbing, mountain biking, biking, electric biking, fishing, hunting, wildlife viewing, bird watching, photography nature walks, geocaching, horseback riding, snowshoeing, cross-country skiing, downhill skiing, snowboarding, snowmobiling, ice skating, tubing, sledding, snowman building, snowmobile tours, ATV tours, canoeing, kayaking, rafting, stand-up paddleboarding, swimming, picnicking, barbecuing, and stargazing.

- b. Would the proposed project displace any existing recreational uses? If so, describe.** *No.*
- c. Proposed measures to reduce or control impacts on recreation,(i) including recreation opportunities to be provided by the project or applicant,(ii) if any.**
- (i) It is the goal of the guest ranch to provide many on-site recreational activities diverse enough to contain the guests within the boundaries of the proposed guest ranch while providing specific rules and regulations that follow Washington State and Kittitas County laws and codes.*
- (ii) Walking, hiking, mountain biking, biking, electric biking, wildlife viewing, bird watching, photography nature walks, geocaching, sledding, snowman building, picnicking, swimming, stargazing, and possibly fishing, horseback riding, snowshoeing, cross-country skiing, snowmobiling, and barbecuing.*

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. See Exhibit 19 – Ownership and History for a complete overview of past ownership and historical photos.*
- 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.** *No – None*
- 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.**

Discussions with local residents and personal knowledge.

- 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 any historical sites are encountered during the development of the proposal, construction and development will stop and the Department of Archaeology and Historic Preservation will be contacted.

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.**

Fowler Creek Guest Ranch will be initially accessed by I-90, then southwest off of Exit 78 on to Golf Course Road, then south on West Side Road, then west on Fowler Creek Road, then by traveling approximately ½ mile into the entrance of Fowler Creek Guest Ranch, all of which are Kittitas County on-system roads. The south entrance to the Fowler Creek Guest Ranch is via Granite Creek Road (NF 4517), which is a paved and private US Forest Service Road that meets the Kittitas County road standards. The applicant and owner of the proposed guest ranch has an existing easement over the said private road. See Exhibit 5 – Vicinity Map and Exhibit 12 – Traffic for further location, access, and Level of Service information.

- 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. None

- c. **How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?**

The project will create a minimum of approximately 50 parking spaces. No parking spaces will be eliminated.

- 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).**

The proposed guest ranch will not require any improvements to existing roads or streets.

There may be a new private road and driveways, and trails will be created within the project. There are no pedestrian, bicycle, or state transportation facilities in the area of the proposed guest ranch. The guest ranch will provide private pedestrian and bicycle trails for guests.

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

No.

- 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 nonpassenger vehicles). What data or transportation models were used to make these estimates?**

See Exhibit 12: Traffic

- 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.**

It would be on very rare occasions that traffic from the proposed guest ranch would interfere with the movement of agriculture or forest products.

The only instance of such an occasion would be possible logging activity which may utilize Forest Service Road 4517. If this circumstance were to happen, the proposed guest ranch would likely have no impact on said logging vehicles as this is a rare occurrence and the main accesses to the proposed guest ranch are on roads built to county standards and/or Forest Service Standards.

There is one small farm approximately 5 acres in size located on Fowler Creek Road that grows grass hay for animals. However, from the applicant's personal observations, farming equipment is rarely used on Fowler Creek Road.

- h. **Proposed measures to reduce or control transportation impacts, if any.**

No measures are proposed as Fowler Creek Guest Ranch is not projected to increase the Level of Service of any of the identified access roads from their existing standard. See Exhibit 12 – Traffic.

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.

Due to the increased number of individuals that will be using the proposed guest ranch property for lodging and recreation, there may be an increased need for healthcare. Fire wising will be regularly done within and around the proposed facility to lessen the danger of creating fires. Public transportation and schools will not be impacted. As is necessary with an increased number of individuals on any property, additional police protection may be needed.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Initial stages of construction will include preventative safety measures which will include general fire wising and fuel reduction. Recreational opportunities will be in a controlled environment and, as such, users will be required to follow precautions as found in the Kittitas County Code and other various departments that handle and advise recreational safety. Fowler Creek Guest Ranch will provide information and guidelines on the usage of the recreation facilities including safety information.

a. 16. Utilities [Find help answering utilities questions](#) Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

Electricity, domestic limited water, refuse service, telephone and data, and limited septic system facilities are all currently available on the project site. See Exhibits 8 and 9 for further information.

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.

Electrical requirements will be provided by Puget Power.

Data requirements will be provided by Blue Span, a local data provider.

Sewage will be treated on-site or stored in a sanitary container and pumped by an outside service and disposed of offsite. See Exhibit 9 – Sewage Treatment Plan for additional information.

All water will be provided by the proposed guest ranch. See Exhibit 8 – Domestic Water Plan and Options for additional information.

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.

X  _____

Patrick Deneen, Manager

Fowler Creek Trails, LLC

August 1, 2023

Type name of signee: Click or tap here to enter text.

Position and agency/organization: Click or tap here to enter text.

Date submitted: Click or tap to enter a date.

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section 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; pro-duction, 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.