

ROSLYN RIDGE MINI GOLF CONDITIONAL USE APPLICATION

Section 4: The completed SEPA supporting the conditional use permit for Roslyn Ridge Mini Golf.



KITTITAS 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:

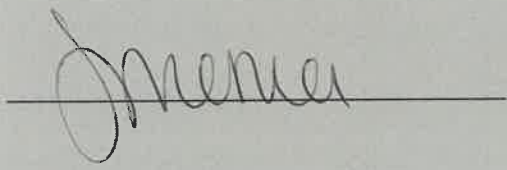
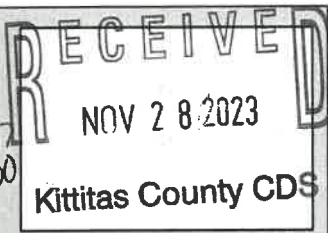
- \$600.00 Kittitas County Community Development Services (KCCDS)**
- \$950.00* Kittitas County Department of Public Works**
- \$260.00 Kittitas County Public Health

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

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

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

FOR STAFF USE ONLY

| | | |
|---|---------------------|---|
| Application Received by (CDS Staff Signature):  | DATE: 11-28-2023 | RECEIPT# CD23-02897 SE-23-00030  DATE STAMP IN BOX |
|---|---------------------|---|

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

1. Name of proposed project, if applicable:

Roslyn Ridge Mini Golf

2. Name of applicant:

Blue Jay Land Company, LLC

3. Address, e-mail and phone number of applicant and contact person:

Address: 304 West 1st Street, Cle Elum, WA 98922

Contact Person: Dayna Larimer

Contact Phone Number: 509-674-1493

4. Date checklist prepared:

November 21, 2023

5. Agency requesting checklist:

Kittitas County Community Development Services

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

See Exhibit X1 – Phasing Plan included in the attached exhibits for Roslyn Ridge Mini Golf

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. *No.*

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

Parcels 960153 and 842534 are within a wetland investigation area and development will be created with consideration to this area.

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.

Approval by Kittitas County of a conditional use permit.

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.

The Kittitas County Application requires a narrative in a specific section of the proposed project. This narrative is attached to Exhibit X2 – 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, 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.

Street Address – 9291 State Route 903, Ronald, WA 98940

Section 12, Township 20N, Range 14E

See Exhibit X3 – Legal Description

See Exhibit X4 – Site Plan

See Exhibit X5 – Vicinity Map

See Exhibit X6 – Topographic Map

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

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

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other

The area within the proposed use consistently rises in elevation from the southwest to the northeast from 2350 to 2385 feet. See Exhibit X6 - Topographic Map for more information.

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

Approximately 15% (this is an estimate not surveyed)

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 said map of the area: Dumps, mine; Roslyn ashy sandy loam, 0 to 5 percent slopes

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

There is no history of unstable soils in the immediate vicinity.

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 and access to the proposed facilities being created. This may include but will not be limited to the creation and improvement of roads, creation of parking lots, installation of utilities, the construction, installation, and operation of the mini golf course, and the construction, installation, and operation of the lodging sites. The primary source of fill will be from some of the landscape that will be removed to create the mini golf course and lodging sites. In addition, a second source of the fill will be from the borrow pit located in the southwest corner of Section 12, Township 20 North, Range 14 East on Kittitas County Parcel 822534. Other fill as required for landscaping may come from any other authorized distributor of the type of material needed. Type of fill will be pit run gravel or natural soil from on-site and off-site locations. It is expected that the quantities of fill will exceed 20,000 cubic yards spread over an excess of 10 acres. An additional source of fill will be from local construction sites that are removing dirt for construction of homes in roads. This fill is expected to exceed 5,000 cubic yards.

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

Yes. The project will entail the construction and development of the following including but not limited to a parking area, a mini golf course, lodging sites including a bed and breakfast and/or hotel/motel, and roads and utilities including underground water lines, sewer collection lines, power lines, and data lines. This activity will require the following including but not limited to logging and clearing areas for development of the mini golf course, putting green, and lodging sites, earth work within the project, creating a road base including cutting and filling within the project, creating gravel and/or cement walkways, and excavating trenches for water lines, dry utilities, and sewer lines. In addition, driveways, water, and sewer services will be created and installed. Erosion could occur during these development activities.

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

60% to 80%

- 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. The applicant, its contractors, and sub-contractors will be required to use “best practices” as provided for in the Washington State Department of Ecology. 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:

Abrasive blasting – This is likely as creation of space for mini golf course, putting green, and lodging sites involves the possible clearing of forested area

Asphalt preparation – For the creation of roads, parking lot, walkways, and mini golf course facilities

Concrete batching – For the creation of roads, foundations, walkways, and parking lot

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

Painting and surface coating – For building of lodging sites and possible renovation of the log house

Rock or material crushing, grinding, or transport – During the construction phase for use only on site

Welding – For lodging site and facility construction

Wood processing – For lodging site and facility construction

Turf installation – Possibly for mini golf course

Dust – Best management practices will be followed to minimize fugitive dust

Heat – Use of construction equipment may affect the temperature of the directly surrounding area

Chemical/Fuel dispensing and storage – Best management practices will be used to safely store and dispose of possible chemical and fuel waste

Types Of Emissions During Operation:

Natural gas and/or propane emissions – This will occur from consumer use and operations due to various appliances and vehicles such as laundry machines, furnaces, cars, and possibly contained fireplaces, recreational vehicles, and recreational equipment.

Types Of Emissions During Maintenance:

Natural gas and/or propane emissions – This will occur from general maintenance due to various appliances and operational vehicles

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, 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 residential 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 to preserve the environmental integrity of the project.

Proposed Measures to Reduce or Control Emissions During Operation:

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

Proposed Measures to Reduce or Control Emissions During Maintenance:

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

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.

Parcels 960153 and 842534 are within a wetland investigation area due to a small seasonal runoff ditch located off of the property to the east. There is a drainage ditch on the northwest corner of the property that runs to the south. There may be a runoff ditch created by the applicant. Development will be created with consideration to this area.

- 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.

See Exhibit 4 – Site Plan. There may be work within the wetland investigation area maintaining a drainage ditch located to the east of the property. Prior to any construction or development within this area a critical areas report will be created and followed to insure there is no impact to the area. There will be great caution during initial development and planning and “best practices” will be used to ensure environmental conservation. The drainage ditch will be maintained. There may also be a culvert placed in said ditch.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

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

No

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

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No waste materials will be discharged to surface water. A stormwater plan will be developed. The plan, which will be in compliance with the Eastern Washington stormwater handbook, will be created, engineered, and constructed to control the possibility of storm waters entering the runoff ditches as described in No. 2 above. The anticipated volume of discharge is currently unknown. An engineering calculation of the increased stormwater discharge will be included with the stormwater plan.

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

See Exhibit X11 – Evergreen Valley Water System

See Exhibit X17 – Evergreen Valley Sewer System

- 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.

The project will be served by Evergreen Valley Water System, Inc., which is a Group A water system approved by the Washington State Department of Health. The service area of the Evergreen Valley Water System includes the site of the proposed project. The project will be served by the Evergreen Valley Sewer System, Inc., which is a large on-site septic system approved by the Washington State Department of Health.

- 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.

The project will create domestic sewage which will accumulate from the log house and lodging sites. The project will be served by the Evergreen Valley Sewer System, Inc., a large onsite septic system, which has been approved by the Washington State Department of Health. All sewage will be treated by the Evergreen Valley Sewer System. See Exhibit X17 – Evergreen Valley Sewer System for further information.

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.

Water runoff will be from the mini golf course, walkways, parking lot, and the roofs of the on-site buildings. Water runoff (including stormwater) will be collected in ditches and pipes and directed towards a detention facility if required by a stormwater plan to be created that will meet the Eastern Washington Stormwater Management Manual. From the detention facility, the water runoff (including stormwater) will be routed towards the Yakima River basin through a series of existing drainage ditches, bio filtration areas, retention areas, and facilities.

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

Yes. During construction, waste materials could enter the drainage system. During the time of construction, "best practices" will be used to control stormwater.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. *No*
- 4) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

A stormwater plan will be in place which will describe the "best practices" that will be used to control and reduce drainage pattern impacts as well as surface, ground, and runoff water.

4. Plants [Find help answering plants questions](#)

- a. Check the types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

orchards, vineyards, or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

Deciduous trees, evergreen trees, shrubs, bushes, and grasses will be removed for the development of the mini golf course, parking lot, lodging sites, more accessible roads, and associated activities. The amount of vegetation to be removed is unknown at this time.

- 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. There may be some non-native vegetation planted around the project as well as non-native and native vegetation planted within the mini golf course.

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

Kittitas County provides a county weed list which is attached to this document as Exhibit X10 – Kittitas County Noxious Weed List.

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

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

Examples include:

Birds: hawk, heron, eagle,
songbirds, other: Mammals: deer,
bear, elk, beaver, other:

Fish: bass, salmon, trout, herring, shellfish, other _

There are no fish or shellfish on the site. Deer, bears and elk have been seen. Songbirds, crows, and occasionally hawks have also been seen. Wolves, foxes, and coyotes have not been seen but are known to be around the area.

- 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.

No, not one that is known by the applicant.

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

All operations, maintenance vehicles, fuel, and waste will be properly maintained to preserve the surrounding land as a safe area for wildlife.

- 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](#)

- 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.

Mostly electric and possibly some propane for utility service, heating, and lighting the lodging sites, mini golf course, log house, restrooms, walkways, parking lot, and other such uses.

- 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:

The new buildings and sites that are being planned will all 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 from operations. "Best practices," as they relate to the aforementioned risks, will be used to reduce the possible identified risks, as well as proper education for employees and users.

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

There is no known or possible contamination at the site 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. *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.

Gas and/or diesel may be stored, as provided by Washington State Regulations.

- 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 Kittitas County Fire District 6 and other first responders with transport to the Kittitas Valley Hospital System.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

“Best safety practices” as generally accepted and proper education for users will be used to reduce environmental health hazards.

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

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

Besides the homesites surrounding the project and traffic noise from State Route 903, there is very little noise that will affect it.

- 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, back up warnings, logging, building sounds, hammering, generators, etc. Construction will be limited to the hours of 7 AM to 7 PM.

In the long term there will be sounds of vehicles and activities included but not limited to traffic, vehicle maintenance, and guest usage, which may include recreational activities including mini golf usage, lodging, walking, music, dining, and talking, and laughing. The proposed mini golf course and putting green, being recreational in nature, will be operational from 10 AM to 10 PM every day. The main hours of lodging site activity will be from 10 AM to 7 PM. The applicant is proposing a quiet time from 10 PM to 7 AM every day, when the lodging facilities will be operational but will not produce noise that exceeds Kittitas County regulations. See Exhibit X13 – Impact of Noise on Surrounding Properties for further information.

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

CCR's and facility rules will be developed that limit the type, level, and amount of noise created by the recreational use. See Exhibit X13 – Impact of Noise on Surrounding Properties for further information.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Currently the property is vacant. There is a John L. Scott office on parcel 960160 that will be used as permitted by the existing zone. See Exhibit X7 for the current aerial photo as provided by Google Earth.

See Exhibit X8 for a description of the surrounding properties. The area contains private homesites and is mostly forested and dirt property as shown in Exhibit X7.

Additional traffic and the use of the property as discussed herein may affect the current properties. The proposed land use is allowed within the zoning as a conditional use.

The applicant will work with Kittitas County to create conditions to reduce the impact on the adjacent and nearby properties. For additional traffic information see Exhibit X9.

- 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?

The land is not currently and has never been commercial forest land or farmland. It is believed that the land was logged over 100 years ago.

- 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*

- c. Describe any structures on the site. *There is a John L. Scott office building.*

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

- e. What is the current zoning classification of the site? *General Commercial*

- f. What is the current comprehensive plan designation of the site? *LAMIRD Type 1*
- 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.
No
- i. Approximately how many people would reside or work in the completed project?

It will be mostly short-term recreational users on site. There may be one to ten full-time and some part-time individuals working on the project and amenities.

- 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. The land is zoned General Commercial, and all uses that the applicant is applying for are allowed within the zone. The use proposed by this conditional use permit will be compatible with all other uses within the zone.

- I. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

There are no agricultural or forest lands of long-term commercial significance within the immediate vicinity of the proposed use.

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.

There will not be any permanent units provided on site.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. *None*

- c. Proposed measures to reduce or control housing impacts, if any: *None*

10. Aesthetics [Find help answering aesthetics questions](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

This mini golf project will be constructed on existing vacant ground and it may have lodging structures up to 60 feet in height constructed upon it.

- b. What views in the immediate vicinity would be altered or obstructed? *None*
- c. Proposed measures to reduce or control aesthetic impacts, if any: *None*

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 may come from area lights at and around each of the mini golf holes with lights illuminating the walkways and other support facilities. The lodging sites will also include lighting as required directly outside the buildings and within the buildings and rooms. Downward-facing lights will be required to protect the night sky. The most impact will be at night.

- 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?

Surrounding homesites and State Route 903 may emit off-site sources of light but would have no effect on the proposed project.

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

See Exhibit X14 – Lighting and the Possibility of Generated Light Pollution for information on mitigating light pollution within the surrounding area.

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

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

Recreational opportunities within the immediate vicinity include but are not limited to hiking, biking, motor sports, snow sports, and water sports.

- b. Would the proposed project displace any existing recreational uses? If so, describe. *None*
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The project itself would provide a mini golf course, putting green, and some small trails.

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. *None*
- 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 evidence of human burials, old cemeteries, or any areas of cultural importance on or near the site have been identified.

- 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.

The Washington State Department of Archaeology and Historic Preservation, visits to the Roslyn Library, a visit to the Roslyn Mining Museum, discussions with local residents, and searching online.

- 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, 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.

State Route 903. The primary entrance for the mini golf course area via State Route 903 will be off a private driveway on parcel 960160. Rockrose Drive, Ridgecrest Road, and Bluerose Drive, each a private road with access held by the applicant, will provide entrances to the lodging sites. See Exhibit X4 – Site Plan and Exhibit X9 – Traffic Study for further 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. 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).

There is a private driveway on parcel 960160 that will be used as the primary entrance to Roslyn Ridge Mini Golf. This driveway will be maintained privately by the applicant. Rockrose Drive, Ridgecrest Road, and Bluerose Drive will also be privately improved by the applicant. There will be parking areas created within the proposed Roslyn Ridge Mini Golf project.

Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. *No.*

d. 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 X9 – Traffic Study for further information.

e. 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. *No.*

f. Proposed measures to reduce or control transportation impacts, if any:

See Exhibit X9 – Traffic Study for further information.

15. Public Services [Find help answering public service questions](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The mini golf complex is planned to attract guests from the local area and outside of the local area. Due to the addition of lodging sites, there is a possibility of a slightly increased need for additional public services.

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

Initial stages of construction will include preventative measures to ensure added safety

as required by the Washington State Department of Labor and Industry. Once the facility is operational, staff will be trained in first aid procedures. Increased taxes including but not limited to property taxes, sales taxes, admissions taxes, and lodging taxes will be collected and administered by Kittitas County as needed to support activities around State Route 903. See Exhibit X12 – Tax Information for further information.

16. Utilities [Find help answering utilities questions](#)

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

Water by Evergreen Valley Water System

Sanitary Sewer & Septic System by Evergreen Valley Sewer System

Refuse Service by Roslyn Ridge and the Kittitas County Transfer Station

Telephone and Data by Inland Telephone and R&R Cable

Electricity by Puget Power

- 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.

Water by Evergreen Valley Water System

Sanitary Sewer & Septic System by Evergreen Valley Sewer System

Refuse Service by Roslyn Ridge and the Kittitas County Transfer Station


Telephone and Data by Inland Telephone and R&R Cable

Electricity by Puget Power

All of utilities listed above have their main lines to the property boundary. Underground construction will be required to extend these utilities to each newly created parcel.

C. Signature [Find help about who should sign](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  Name of signee Dayna W. Larimer

Position and Agency/Organization

landowners

Date Submitted: _____

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS [Find help for the nonproject actions worksheet](#)

THIS IS A PROJECT ACTION SO THERE ARE NO REPONSES TO THE FOLLOWING QUESTIONS.

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or

at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural

sites, wetlands, floodplains, or prime farmlands?

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

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

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

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

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

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