



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

APPLICATION FEES:

\$600.00 Kittitas County Community Development Services (KCCDS)**

\$250.00 Kittitas County Department of Public Works**

\$510.00 Kittitas County Public Health

\$1,360.00 Total fees due for this application (One check made payable to KCCDS)

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



Kittitas Co. CDS

FOR STAFF USE ONLY

<p>Application Received by (CDS Staff Signature):</p> <p><i>Molly Pochill</i></p>	<p>DATE:</p> <p><i>12/23/20</i></p>	<p>RECEIPT#</p> <p><i>0020-03600</i></p>	<p>RECEIVED</p> <p>DEC 23 2020</p> <p>DATE STAMP IN BOX</p>
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A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)
NEW SUN COUNTRY CLUB HOUSE
2. Name of applicant: [\[help\]](#)
JIM HEMBREE - OWNER - SUN COUNTRY GOLF
3. Address and phone number of applicant and contact person: [\[help\]](#)
JIM HEMBREE - 704 4TH ST, SNOHOMISH, WA 98290
4. Date checklist prepared: [\[help\]](#)
12-2-2020
5. Agency requesting checklist: [\[help\]](#)
KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
START CONSTRUCTION MARCH 2021
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
NO
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
NO ENVIRONMENTAL IMPACT DETERMINED WITH THIS PROJECT
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)
NO
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
NONE THAT I KNOW OF.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)
SEE ATTACHED

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. [\[help\]](#)

841 ST ANDREWS, CLE Elm, WA. 98922
SEE ATTACHED.

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

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

a. General description of the site: [\[help\]](#) LEVEL, CLERA. SOLID BASE

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

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

NO 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. [\[help\]](#)

CLAY BASE, TOP SOIL & GRASS.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

NO

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. [\[help\]](#)

FOUNDATION, SLABS AND LIGHT GRADING.
AREA: APPROX. 3000 SQ FT. FILL: FROM GRADED AREA.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

NO

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

2960 SQ. FT FOR NEW CLUB HOUSE. THE OLD CLUB HOUSE IS ABOUT 1500 SQ FEET, OLD PATIO IS 200 SQ FT.

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

NO EROSION POSSIBLE ON SITE LOCATION

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

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. [\[help\]](#)

NO EMISSIONS ANTICIPATED.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#) *NO*

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

DOES NOT APPLY. LIGHT CONSTRUCTION

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

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

DOES NOT APPLY

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. [\[help\]](#)

DOES NOT APPLY

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. [\[help\]](#)

DOES NOT APPLY

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

DOES NOT APPLY

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

DOES NOT APPLY

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. [\[help\]](#)

DOES NOT APPLY.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#) *NO*

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

DOMESTIC SEWAGE

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. [\[help\]](#)

WATER RUNOFF IS LIMITED TO RAIN THAT RUNS ONTO THE GOLF COURSE. WILL USE FRENCH DRAINS IF NECESSARY

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

NO.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

NO

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

USE FRENCH DRAINS IF NECESSARY TO DRAIN ON TO THE GOLF COURSE

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

- a. Check the types of vegetation found on the site: [\[help\]](#)

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass - *FORMER PUTTING GREEN AREA -*

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? [\[help\]](#)

2960 SQ FT - GRASS ONLY - NO PLANTS OR TREES.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

NONE THAT I AM AWARE OF OR HAVE HEARD OF.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

NATIVE GRASSES, EVERGREENS,
NATIVE FLOWERS

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

NONE

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

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

Examples include:

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

mammals: deer bear, elk, beaver, other:

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

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

NONE THAT I AM AWARE OF

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

NO

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

KEEP GOLF COURSE IN OPEN SPACE
AND PROTECTER FROM DEVELOPMENT

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

NONE THAT I AM AWARE OF

6. Energy and Natural Resources [\[help\]](#)

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

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#) 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: [\[help\]](#)

DESIGNED TO MEET CURRANT ENERGY
Code REQUIREMENTS.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#) *NO*

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)
NONE THAT I KNOW OF

- 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. [\[help\]](#)
NONE THAT I KNOW OF

- 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. [\[help\]](#) *NONE THAT I KNOW OF*

- 4) Describe special emergency services that might be required. [\[help\]](#)
*NONE THAT I KNOW OFF -
FIRE AND EMERGENCY SERVICES A 3 MIN AWAY*

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)
*FOLLOW ALL AGENCY GUIDELINES.
RELATED TO ENVIRONMENTAL PROTECTION
REQUIREMENTS*

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

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)
NONE

- 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. [\[help\]](#)
*LIGHT BUILDING CONSTRUCTION
NORMAL BUILDING HOURS. 8AM TO DUSK*

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)
*STAY WITHIN NORMAL BUILDING
HOURS.*

8. Land and Shoreline Use [\[help\]](#)

- 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. [\[help\]](#)
*ZONED FOR GOLF COURSE - RECREATIONAL
ADJACENT PROPERTIES - RESIDENTIAL*

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)
*SITE AND GOLF COURSE ESTABLISHED
IN 1972. NOTHING WILL CHANGE
WITH THIS PROJECT.*

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#) NO

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

OLD CLUB HOUSE - NEXT TO SITE,

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

NO

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

GOLF COURSE. RECREATION

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

RURAL RESIDENTIAL

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

DOES NOT APPLY

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

NO

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

3-4 PEOPLE AT ONE TIME. - LIMITED HRS.
EXPECT 6 TO 8 PART TIME NEW
EMPLOYEES TO COVER SHIFTS DURING HOURS

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

NONE

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

DOES NOT APPLY - WE ARE ADDING JOBS

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

VISUAL & PHYSICALLY COMPATIBLE IN DESIGN
AND MATERIALS USED. MAINTAIN OPEN SPACE.
FOR RECREATION.

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

ZONING STIPULATES COMMON AND SAME USE PRACTICES.

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

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

DOES NOT APPLY

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

NO UNITS DISPLACED

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

DOES NOT APPLY

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

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

TOTAL HEIGHT: 28 FEET.
WOOD SIDING, BEAM AND STICK FRAME CONSTRUCTION, METAL ROOF

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

NONE.

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

DESIGNED TO ENHANCE EXISTING BUILDINGS AND THEMES

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

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

INCANDESCENT & LED INTERIOR LIGHTING.
SOLAR OUTDOOR LIGHTING.
EVENING & NIGHT TIME.

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

NO

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

NONE

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

LOW IMPACT LIGHTING SPECIFIED.
DIMMERS BOTH INDOOR & OUTDOOR
LIMITED OUTDOOR IMPACT.

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

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

GOLF COURSE - SUMMER
SNOW ACTIVITIES - WINTER

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

NO - ONLY ENHANCE

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

THE GOAL IS TO ENHANCE OUT DOOR ACTIVITIES FOR WINTER RECREATION. SUMMER ACTIVITIES REVOLVE AROUND GOLF.

13. **Historic and cultural preservation** [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

[\[help\]](#)

YES. LARGE 60'X60' BARN BUILT AROUND 1920. IT IS A SIGNATURE PIECE OF THE GOLF COURSE. WE ARE INCORPORATING THE BARN AS PART OF OUR DESIGN INSPIRATION.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

NOT ON RECORD. THERE HAS BEEN NO EVIDENCE RECORDED IN SUN COUNTRY THE (SUN COUNTRY COMMUNITY) DURING THE YEARS OF DEVELOPMENT

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

WE ARE RELYING ON PAST DEVELOPMENT AND CONSTRUCTION OF HOMES, ROADS, WATER SYSTEMS AND 18 HOLE GOLF COURSE, ALL PERMITTED BY KITTITAS COUNTY.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

NO ADDITIONAL PERMITS REQUIRED DUE TO LOW IMPACT OF PROJECT.

14. **Transportation** [\[help\]](#)

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

PRIVATE AND PUBLIC ROADS ARE ALREADY ESTABLISHED AND HAVE BEEN CERTIFIED BY THE COUNTY. SEE ATTACHED

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

DOES NOT APPLY

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

CURRENT PARKING IS FOR 65 VEHICLES. NO PARKING HAS BEEN 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). [\[help\]](#)

NO IMPROVEMENTS ARE NECESSARY. ALL EXISTING ROADS ARE PAVED AND ESTABLISHED

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

NO.

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? [\[help\]](#)

BASED ON EXISTING DATA FOR THE GOLF COURSE. SUMMER MONTHS: 60 TO 100 CARS PER 12 HR DAY. WINTER MONTHS: 40 TO 60 CARS PER DAY. PROJECTED

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

NO

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

NONE REQUIRED AT THIS TIME

15. Public Services [\[help\]](#)

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

NOT NECESSARY

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

NO NECESSARY - LOW IMPACT

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

a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

NORMAL BUILDING ACTIVITIES DURING CONSTRUCTION, POWER BY PSE.

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

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

Signature:

JIM HEMBREE

Name of signee

JIM HEMBREE - SUN COUNTRY GOLF

Position and Agency/Organization

OWNER -

Date Submitted:

12-3-2010

D. supplemental sheet for nonproject actions [\[help\]](#)

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

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

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

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

THERE IS LIKELY NO IMPACT TO ANY OF THESE ISSUES. THIS NEW STRUCTURE IS TO BE USED IN PLACE OF THE EXISTING STRUCTURE

Proposed measures to avoid or reduce such increases are:

INCREASES ARE NOT EXPECTED. NO OR LOW IMPACT EXPECTED

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

THE NEW STRUCTURE IN NO WAY AFFECTS ANY OF THE ABOVE. THERE ARE NONE OF THE ABOVE IN THIS AREA. OCCASIONAL DEER ARE SEEN ROAMING GOLF COURSE.

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

WE WILL BE LANDSCAPING AREA AROUND CLUBHOUSE.

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

OTHER THAN NORMAL ELECTRICITY AND POTABLE WATER, THERE IS NO OTHER DEPLETION OF NATURAL RESOURCES.

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

COMPLY WITH ALL BUILDING CODE REQUIREMENTS, BASED AROUND ENERGY CONSERVATION AND NATURAL RESOURCES.

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?

DOES NOT FALL UNDER ANY OF THE ABOVE.

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

AT SUN COUNTRY GOLF WE PRACTICE THE CONTINUED ENHANCEMENT OF PROTECTING THE INTEGRITY AND BEAUTY OF THE LAND AND RESOURCES WE ARE RESPONSIBLE FOR.

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?

DOES NOT APPLY. ZONED FOR GOLF COURSE

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

GOLF COURSES ARE RESTRICTED TO A GIVEN NUMBER OF GOLFCRS AT ANY GIVEN TIME. IT HAS LOW IMPACT ON LAND USED FOR GOLF.

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

NOT LIKELY. LOCATION AND BUSINESS HAS BEEN ESTABLISHED SINCE 1972. IT IS A SEASONAL BUSINESS FOR 6 MONTHS OUT OF THE YEAR FOR GOLF. WINTER WILL BE LIMITED TO WEEK ENDS.
Proposed measures to reduce or respond to such demand(s) are:
RESTRICTED HOURS AND NUMBER OF GOLFCRS ALLOWED AT ANY GIVEN TIME.

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

NO, WE FOCUS ON ENHANCING OUTDOOR RECREATION. WE COMPLY WITH ALL STATE, LOCAL AND FEDERAL REQUIREMENTS.

10. We are proposing to build a new club house to replace the existing, older, club house at Sun Country Golf and RV located at 841 St. Andrews Drive in Cle Elum. The new building will be 2,160 square feet with an additional 720 square feet of covered patio area and will include indoor and outdoor seating, food prep area, beverage and bar area, and his and her bathrooms that will be ADA compliant. The current community water system in place (Sun Country Maintenance Association) will accommodate the new building and we will be installing a new septic system and drain field area.

12.

A. This proposal is essential and not detrimental to the public as a new facility is needed to accommodate the growing number of guests. This building will also be ADA compliant to accommodate those with special needs. Our current facility is outdated and too small.

B. The property is currently accessed by an approved County road and has existing, adequate parking. The existing community water system can accommodate the new building so no additional costs will be incurred there. The property has an existing hydrant system which passed a flow test performed by the Kittitas County Fire Marshal's Office in 2020. No additional costs or requirements are needed for fire. This proposal will not create excessive public cost.

C. The proposal does comply with relevant development standards per KCC 17.60A and KCC 17.15.020 (1).

D. There are provisions in place to mitigate any material impacts. We are submitting a SEPA review application as an addendum to this permit. If required, we will apply for a Grading Permit and Stormwater Permit through Kittitas County Public Works.

E and F. This is a replacement building for a use that already exists within the zone (golf course). The new club house is consistent and compatible with the current area.

G. This proposal is consistent with the intent, goals, policies, and objectives of Kittitas County and preserves the "rural character" of the County. The proposal is to only replace an existing club house with a new club house. There will be no environmental impacts, no additional lots created for housing, and will benefit the current golf course and its guests. The new building has no impact on any natural surface water or wildlife in the area.

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DEC 23 2020

Kittitas Co. GDS

10. We are proposing to build a new club house to replace the existing, older, club house at Sun Country Golf and RV located at 841 St. Andrews Drive in Cle Elum. The new building will be 2,160 square feet with an additional 720 square feet of covered patio area and will include indoor and outdoor seating, food prep area, beverage and bar area, and his and her bathrooms that will be ADA compliant. The current community water system in place (Sun Country Maintenance Association) will accommodate the new building and we will be installing a new septic system and drain field area.

12.

A. This proposal is essential and not detrimental to the public as a new facility is needed to accommodate the growing number of guests. This building will also be ADA compliant to accommodate those with special needs. Our current facility is outdated and too small.

B. The property is currently accessed by an approved County road and has existing, adequate parking. The existing community water system can accommodate the new building so no additional costs will be incurred there. The property has an existing hydrant system which passed a flow test performed by the Kittitas County Fire Marshal's Office in 2020. No additional costs or requirements are needed for fire. This proposal will not create excessive public cost.

C. The proposal does comply with relevant development standards per KCC 17.60A and KCC 17.15.020 (1).

D. There are provisions in place to mitigate any material impacts. We are submitting a SEPA review application as an addendum to this permit. If required, we will apply for a Grading Permit and Stormwater Permit through Kittitas County Public Works.

E and F. This is a replacement building for a use that already exists within the zone (golf course). The new club house is consistent and compatible with the current area.

G. This proposal is consistent with the intent, goals, policies, and objectives of Kittitas County and preserves the "rural character" of the County. The proposal is to only replace an existing club house with a new club house. There will be no environmental impacts, no additional lots created for housing, and will benefit the current golf course and its guests. The new building has no impact on any natural surface water or wildlife in the area.

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Apply a search distance

500 Feet

Addressee Layer

Mailing Address

Format

Comma-separated values (CSV)

Measurement

  | Sq Feet

Measurement Result


17,554.8 Sq Feet

Clear

Press CTRL to enable snapping



Kitittas County, Washington - Flood Map Comparison

A Story Map   

The Kitittas County, Washington Flood Map Comparison compares flood map changes between effective floodplain mapping (1982) and preliminary floodplain mapping (October 25, 2019).

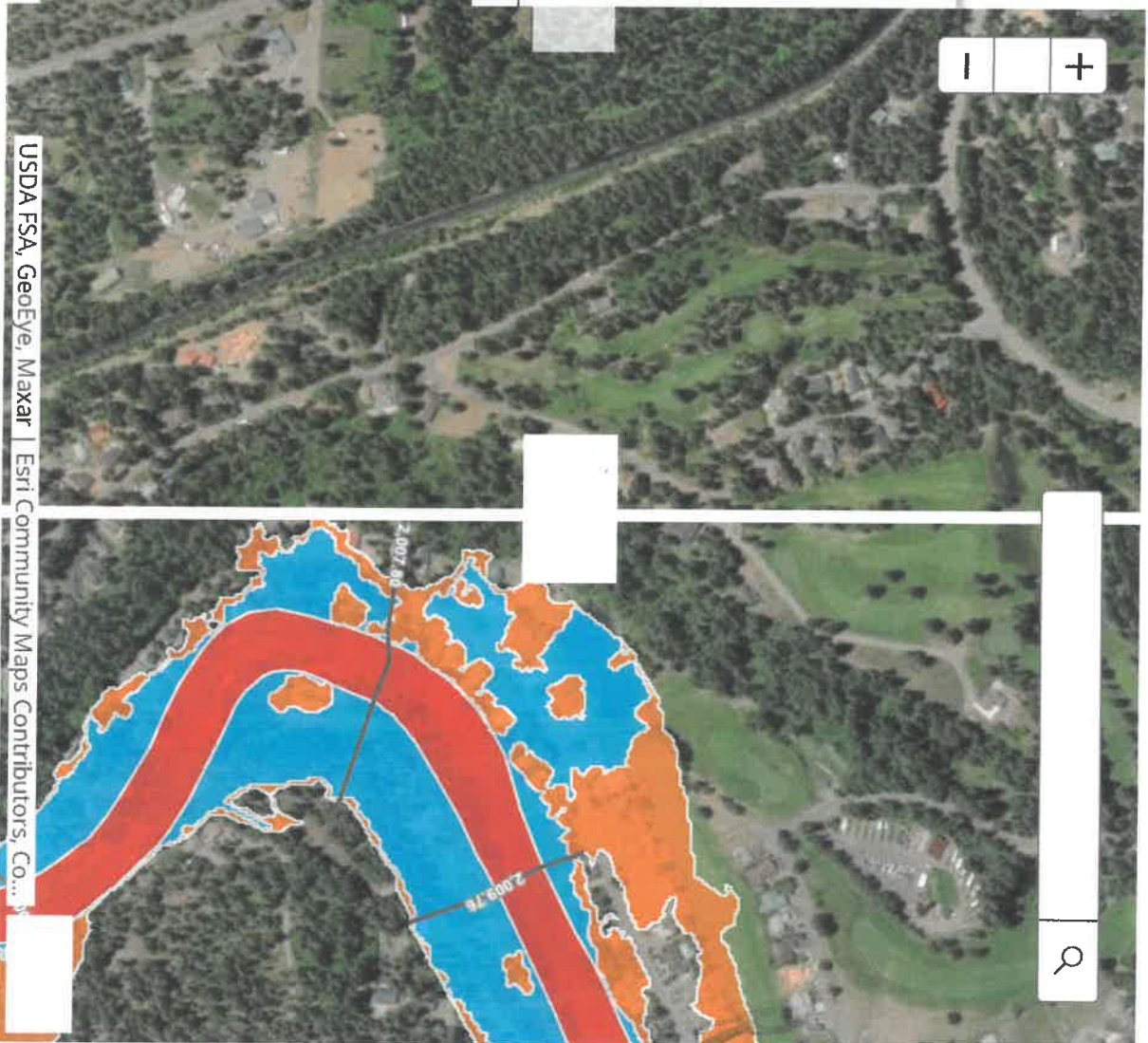
The letter also notifies each affected flood-prone community participating in the National Flood Insurance Program (NFIP) that it must adopt a compliant floodplain management ordinance by the maps' effective date to remain participants in good standing.

The left panel displays effective flood frequencies (from 1982).

The right panel displays preliminary flood hazard data (from 2019).

Please note the digitized effective flood frequency data is for informational purposes only. Effective regulatory flood hazard data is available through the [FEMA Map Service Center website](#).

Legend



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Preliminary Flood
Hazard Areas