

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

To: CTED Review Team
Government Agencies

From: Joanna Valencia, staff planner *JV*

Date: June 5, 2007

Subject: SEPA NOTICE OF ACTION
Kittitas County Development Code Update

Enclosed please find an Environmental Checklist, SEPA Notice of Action and Determination of Non-Significance (DNS) and Notice of Adoption of Existing Environmental Documents for the Kittitas County Development Code Update, of which drafts have been recommended to the Kittitas County Board of County Commissioners for adoption by the Kittitas County Planning Commission. Drafts of the Planning Commission recommendations are included as electronic versions in the attached CD. Hardcopies are available by request by contacting the Community Development Services (CDS) office. Information is also available online at <http://www.co.kittitas.wa.us/cds/developmentcode.asp>. The full project record is available for review at the CDS office, 411 N Ruby St Suite 2, Ellensburg, WA 98926, (509) 962-7506. Staff Contacts: Joanna Valencia and Scott Turnbull.

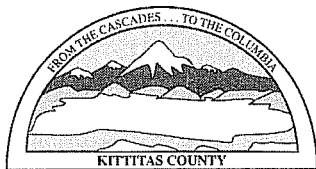
The County may retain, withdraw, or modify this DNS based on timely comments. Written comments received during this 15 day comment period will also be incorporated into the record.

Timely comments on this threshold determination must be received no later than June 20, 2007 at 5:00pm and submitted to the CDS office.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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SEPA ENVIRONMENTAL CHECKLIST

FEE \$225.00

PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For nonproject actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic area" respectively.

FOR STAFF USE

A. BACKGROUND

1. Name of proposed project, if applicable:

Non-project action: Kittitas County Development Code Update

2. Name of applicant: *Kittitas County*

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

Kittitas County Community Development Services

Joanna Valencia, staff planner

411 N Ruby St. Suite 2

Ellensburg, WA 98926

(509)962-7506

4. Date checklist prepared: *June 4, 2007*

5. Agency requesting checklist: *Kittitas County*

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

N/A

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

N/A

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

*Kittitas County Comprehensive Plan Final Environmental Impact Statement, June 17, 1996;
Kittitas County SEPA Addendum to the Final Environmental Impact Statement, October 3, 1997;*

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.

N/A

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

N/A

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.)

Items for consideration of this non-project action includes the following: Chapter 14.08, Flood Damage Prevention; Title 15A; Project Permit Application Process; Title 17, Zoning Code; Chapter 16.09, Performance Based Cluster Platting; Title 17B, Forest Practices; and Chapter 17.99, Design Standards.

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.

Kittitas County, Washington

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

N/A

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

N/A

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 prime farmland.

N/A

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

N/A

e. Describe the purpose, type, and approximate quantities of any filing or grading proposed. Indicate source of fill.

N/A

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

N/A

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

N/A

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

N/A

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

N/A

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

N/A

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

N/A

3. WATER

a. Surface

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 streams or river it flows into.

N/A

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.

N/A

3) Estimate the 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.

N/A

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

N/A

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

N/A

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.

N/A

b. Ground

1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

N/A

2) Describe waste materials 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.

N/A

c. Water Runoff (including storm water):

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.

N/A

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

N/A

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

N/A

4. PLANTS

a. Check or circle types of vegetation found on the site: N/A

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture

- ___ crop or grain
- ___ wet soil plants: cattails, buttercup, bulrush, 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?
N/A _____

c. List threatened or endangered species known to be on or near the site.
N/A _____

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

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site: *N/A* _____

- ___ birds: hawk, heron, eagle, songbirds, other:
- ___ mammals: deer, bear, elk, beavers, other:
- ___ fish: bass, salmon, trout, herring, shellfish, other: _____

b. List any threatened or endangered species known to be on or near the site. *N/A* _____

c. Is the site part of a migration route? If so, explain. *N/A* _____

d. Proposed measures to preserve or enhance wildlife, if any. *N/A* _____

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. *N/A* _____

b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe. *N/A* _____

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. *N/A* _____

7. ENVIRONMENTAL HEALTH

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

1) Describe special emergency services that might be required.

N/A

2) Proposed measures to reduce or control environmental health hazards, if any. N/A

b. Noise

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

N/A

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

N/A

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

N/A

8.

LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

N/A

b. Has the site been used for agriculture? If so, describe.

N/A

c. Describe any structures on the site.

N/A

d. Will any structures be demolished? If so, what?

N/A

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

N/A

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

N/A

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as an:

environmentally sensitive area?

N/A

i. Approximately how many people would the completed project displace?

N/A

j. Approximately how many people would reside or work in the completed project? N/A

k. Proposed measures to avoid or reduce displacement impacts, if any.

N/A

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

The proposed code amendments are intended to ensure compatibility with the land use plan.

9.

HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.

N/A

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.

N/A

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

N/A

10.

AESTHETICS

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

N/A

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

N/A

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

N/A

11.

LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? *N/A*

b. Could light or glare from the finished project be a safety hazard or interfere with views? *N/A*

c. What existing off-site sources of light or glare may affect your proposal?

N/A

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

N/A

12.

RECREATION

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

N/A

b. Would the proposed project displace any existing recreational uses? If so, describe. *N/A*

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: *N/A*

13.

HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

N/A

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

N/A

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

N/A

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

N/A

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

N/A

c. How many parking spaces would the completed project have? How many would the project eliminate?

N/A

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

N/A

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

N/A

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

N/A

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

N/A

15. PUBLIC SERVICE

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

N/A

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

N/A

16.

UTILITIES

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

N/A

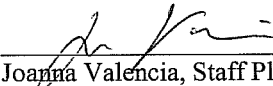
b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.

N/A

C.

SIGNATURE

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: 
Joanna Valencia, Staff Planner
Kittitas County Community Development Services

Date: June 4, 2007

3 DRIVE/CDS FORMS/PLANNING/DEVELOPMENT ACTIVITIES APPLICATION/FLOOD DEVELOPMENT PERMIT
UPDATED: 01/01/07

THE REMAINING QUESTIONS ARE EXCLUSIVELY FOR REZONE APPLICANTS AND FOR AMENDMENTS TO COUNTY COMPREHENSIVE PLAN AND CODE. UNLESS THESE APPLY TO YOU, THIS IS THE END OF THE SEPA CHECKLIST.

SEPA ENVIRONMENTAL CHECKLIST QUESTIONS FOR NON-PROJECT ACTIONS ONLY. WHEN ANSWERING THESE QUESTIONS, BE AWARE THE EXTENT OF THE PROPOSAL, OR THE TYPE OF ACTIVITIES LIKELY TO RESULT FROM THE PROPOSAL, WOULD AFFECT AN ITEM AT A GREATER INTENSITY OR AT A FASTER RATE THAN IF THE PROPOSAL WERE NOT IMPLEMENTED. RESPOND BRIEFLY AND IN GENERAL TERMS (ATTACH ADDITIONAL SHEETS AS NECESSARY)

FOR STAFF USE

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.

Items for consideration of this non-project action includes the following: Chapter 14.08, Flood Damage Prevention; Title 15A; Project Permit Application Process; Title 17, Zoning Code; Chapter 16.09, Performance Based Cluster Platting; Title 17B, Forest Practices; and Chapter 17.99, Design Standards. No significant increase in discharge to water, emissions to air, production, storage or release of toxic or hazardous substances, or production of noise should result from the implementation of this update. The proposed update doesn't include new uses that would result in a significant increase of the before mentioned items.

The Kittitas County Comprehensive Plan Final Environmental Impact Statement discusses air and water quality within Kittitas County. The discussions contained in the Final Environmental Impact Statement are hereby adopted by reference.

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.

The update is not likely to affect plants, animals, or marine life over what already occurs under current County Regulations. The proposed update doesn't include new uses or changes that would result in a significant increase of the before mentioned items.

The Kittitas County Comprehensive Plan Final Environmental Impact Statement discusses environmental concerns related to fish and animal life, and includes a discussion related to biological resources. The discussions contained in the Final Environmental Impact Statement

are hereby adopted by reference.

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

Proposed measures to protect or conserve energy and natural resources.

Within the unincorporated county: electricity, fossil fuels, refuse service, telephone, and private and community water are used. No new utilities are planned through the update process for implementation through development regulations.

The Kittitas County Comprehensive Plan Final Environmental Impact Statement discusses possible impacts to energy and natural resources and is hereby adopted by reference.

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.

Under RCW 36.70A, the Growth Management Act, the County has developed and implemented Kittitas County Code Title 17A, Critical Areas, which addresses development within or in the vicinity to wetlands, frequently flooded areas, geologic hazard areas, typed waters and wildlife habitat areas. Contained within the Kittitas County Code are regulations to address natural resource lands and the protection of agricultural and forest lands and activities.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses? Proposed measures to avoid or reduce shoreline and land use impact.

The proposed Development Code Update doesn't propose any additional shoreline uses.

The Kittitas County Shoreline Master Program, Kittitas County Code Chapter 14.08, Flood Damage Prevention, and Kittitas County Code Title 17A, Critical Areas, will continue to govern shoreline proposals, and proposals will be reviewed and potential impacts will be addressed during the review period.

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).

No significant increases in demands on transportation or public services and utilities should result in the implementation of this update. The update creates no new uses, and proposed changes address development densities and regulations to protect airport facilities in Kittitas County.

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

The proposed Development Code Update does not conflict with local, state, or federal laws or requirements for the protection of the environment. Kittitas County has adopted and in place Kittitas County Code Title 17A, Critical Areas, The Kittitas County Shoreline Master Program, and Kittitas County Code Chapter 14.08, Flood Damage Prevention that addresses protection measures and development standards for environmentally sensitive areas.

Notice of Action/Adoption

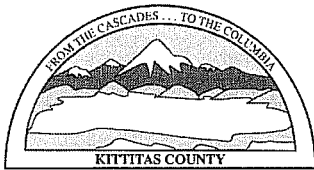
NOTICE IS HEREBY given that pursuant to RCW 43.21C (SEPA), Kittitas County Community Development Services (CDS) did on June 5, 2007 make a Determination of Non-significance (DNS) and issued an Adoption of Existing Environmental Document on the Kittitas County Development Code Update. Items for consideration of this non-project action include the following: Chapter 14.08, Flood Damage Prevention; Title 15A; Project Permit Application Process; Title 17, Zoning Code; Chapter 16.09, Performance Based Cluster Platting; Title 17B, Forest Practices; and Chapter 17.99, Design Standards.

After review of a completed environmental checklist and other information on file, the lead agency has determined that this non-project action does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(C).

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Written comments may be submitted and must be received by June 20, 2007 at 5:00pm to the CDS office, 411 N Ruby St. Suite 2, Ellensburg, WA 98926, (509)962-7506. Staff contacts: Joanna Valencia and Scott Turnbull.

Date: June 5, 2007

Publish: June 6 and 13, 2007 Daily Record, and June 7 and June 14, 2007 Northern Kittitas County Tribune



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DETERMINATION OF NON-SIGNIFICANCE AND ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENT

Description of current proposal: *Kittitas County Development Code Update*

Items for consideration of this non-project action includes the following: Chapter 14.08, Flood Damage Prevention; Title 15A; Project Permit Application Process; Title 17, Zoning Code; Chapter 16.09, Performance Based Cluster Platting; Title 17B, Forest Practices; and Chapter 17.99, Design Standards.

Proponent: Kittitas County

Location of current proposal: Kittitas County, Washington

Title of document being adopted (s) and date of adopted document (s): Kittitas County Comprehensive Plan Final Environmental Impact Statement, June 17, 1996; Kittitas County SEPA Addendum to the Final Environmental Impact Statement, October 3, 1997; Mitigated Determination of Non-significance issued by the City of Cle Elum- 1998 Annual Amendment, June 23, 1998.

Lead Agency: Kittitas County Community Development Services

Description of document (or portion) being adopted: Documents that evaluate the environmental impacts of implementing the Kittitas County Comprehensive Plan.

If the document being adopted has been challenged (WAC-197-11-630), please describe: None known.

The document is available to be read at: Kittitas County Community Development Services Office, 411 N Ruby St Suite 2, Ellensburg, WA 98926.

We have identified and adopted these documents as being appropriate for this proposal after independent review. The documents meet our environmental review needs for the current proposal and will accompany the proposal to the decision maker.

The lead agency for this proposal has determined that it does not have a probably significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Written comments may be submitted and must be received by June 20, 2007 at 5:00pm to the CDS office, 411 N Ruby St. Suite 2, Ellensburg, WA 98926, (509)962-7506. Staff contacts: Joanna Valencia and Scott Turnbull.

Name of agency adopting document: Kittitas County Community Development Services

Responsible Official:

Darryl Piercy

Position/title: Director, Community Development Services

Address: 411 N Ruby St Suite 2
Ellensburg, WA 98926

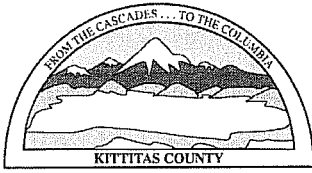
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Date: June 5, 2007

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**CD with electronic copies of Planning Commission
Recommendations attached to Notice. Copies of CD
available at the Community Development Services Office
(411 N Ruby St Suite 2, Ellensburg, WA 98926, (509)962-
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