



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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Office (509) 962-7506

State Environmental Policy Act MITIGATED DETERMINATION OF NONSIGNIFICANCE

File: SEPA Checklist (SE-24-00015)
Roslyn Ridge West SEPA Application

Description: **Blue Jay Land Company, LLC** is proposing a rezone to a Planned Unit Development and includes a 2 lot Short Plat on approximately 164.32 acres that are currently zoned Rural Recreation. The project is designed and planned to include 61 single family housing sites over approximately 67.41 acres. The remaining open space is for proposed natural areas and recreation such as hiking & motorized trail use. The project is proposed to be developed in 6 phases over a 20-year period. A planned unit development (PD-24-00001), short plat (SP-24-0004), transfer of development rights (TD-24-00001) and SEPA checklist were submitted as part of the application packet

Proponent: Pat Deneen, applicant

Location: The subject properties are parcel #'s 950570, 950581, 950582, 950583, 950584, 950585, 950586, 950587, 950588, 950589, 950590, 950591, 950592, 950593, 950594, 950595, 950596, 950597, 950598, 950761, 950762, 171934, 12065, 20202, and located off State Route 903 approximately 3.6 miles northwest of the intersection of State Highway 903 and Bull Frog Road, northwest of Roslyn, WA in SEC 1 TWP 20 RGE 14; PTN NW1/4, SEC 1 TWP 20 RGE 14; PTN SW1/4, a portion of PTN SW1/4 SEC 01 & PTN NW1/4 SEC 12 and SEC 12, TWP 20, RGE 14 in Kittitas County.

Lead Agency: Kittitas County Community Development Services

The lead agency for this proposal has determined that the proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2) (c) and WAC 197-11. This decision was made after review of a SEPA environmental checklist and other information on file with the lead agency and after considering mitigation measures required by existing laws and regulations that will be implemented by the applicant as part of the Kittitas County permit process. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public on request or can be viewed at the Kittitas County Community Development Services website at: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> under "State Environmental Policy Act (SEPA)" View Active Applications" using the file number "SE-24-00015 Roslyn Ridge West".

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

Earth

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

Air

- 1) A dust control plan shall be developed and implemented during construction of the project.

Water

- 1) Stormwater and surface runoff generated by this project must be retained and treated on site. Any discharge onto WSDOT right-of-way will require an approved Utility Permit.
- 2) The applicant must provide legal water availability for all new uses on the proposed lots of this project, which can be provided through a letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use.
- 3) In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:
 - a. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;
 - b. An adequate water right for the proposed new use; or
 - c. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.
- 4) All applicants for land divisions shall also submit information on "proximate parcels" held in "common ownership" as those terms are defined in WAC 173-539A-030 and otherwise demonstrate how the proposed new use will not violate RCW 90.44.050 as currently existing or hereafter amended. Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.

Plants

- 1) The applicant is to work with Washington Department of Natural Resources to determine if a Forest Practices Application is needed.

Critical Areas

- 1) All streams as mapped in the National Wetlands Inventory shall be identified and setbacks retained as defined in Kittitas County Critical Areas Ordinance 17A for any proposed development in or upon the subject property.
- 2) The applicant shall comply with Kittitas County Title 17A Critical Areas, as applicable.
- 3) The applicant shall sign a covenant placing parcel #'s 950570, 950581, 950582, 950583, 950584, 950585, 950586, 950587, 950588, 950589, 950590, 950591, 950592, 950593, 950594, 950595, 950596, 950597, 950598, 950761, & 950762 in a conservation easement.

Building

- 1) The applicant shall comply with all local, State and Federal regulations, including environmental standards and regulations in place at the time of building permit application submittal.
- 2) The applicant shall comply with local regulations including Kittitas County Code Title 14.04 Building Code, Title 17 Zoning, Title 17A Critical Areas, and Title 20 Fire and Life Safety.

Recreation

- 1) A recreation management plan shall be developed for the planned unit development. The plan shall identify any public and/or private recreation areas, allowed uses, trails, facilities and access points.

Cultural Resources and Historic Preservation

- 1) A professional archaeological survey of the project area is to be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's Standards for Cultural Resource Reporting.
- 2) Should ground disturbing or other activities related to the proposed plat result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State DAHP. Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.

Transportation

- 1) The access locations shall be reviewed by the Kittitas County Department of Public Works to ensure that the access locations meet all applicable criteria for ingress/egress.
- 2) Approved access permits shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access.
- 3) The applicant shall obtain all necessary permits required by Kittitas County Public Works for this development, and no structure shall encroach upon any easement or right-of-way. WSDOT access permit shall be required for this development.
- 4) Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- 5) Applicant will work with Kittitas County Public Works to determine if a road easement is required.
- 6) Road certification and road naming will be required.
- 7) Second access for emergency ingress egress may be required with lot count exceeding 30 lots in the mid and north developments.
- 8) Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- 9) In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcel on this application.
- 10) No new access to SR 903 will be allowed. This access may continue to be used; however, a new Access Connection Permit (ACP) must be obtained for the proposed use. No new approaches along SR 903 will be allowed. The property owner is required to contact Mark Kaiser of the WSDOT South Central Region Office to apply for an ACP.
- 11) A traffic impact analysis (TIA) is required by a licensed traffic engineer. The TIA analyze the impacts to the SR 903/Double O Road, as well as Rock Rose Drive and Ridgecrest Road (if any). Mitigation to offset the impacts for this proposal should be identified in the traffic study.
- 12) Except as exempted in Section K CC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in

excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080).

- 13) All road construction within the public or private right-of-way shall be designed by or under the direct supervision of a civil engineer, licensed to practice in the State of Washington. Please submit road plan and profile drawings along with any associated drainage reports for a formal Civil Review to Kittitas County Public Works. (KCC 12.04.020).
- 14) Lots that access easements or rights-of-way controlled by different agencies, such as State highways, Forest Service Roads, irrigation canals, or railroads will require separate access approvals from those agencies. A copy of the access approval shall be submitted to the County prior to issuance of the County's access permit or preliminary approval for any land use development application. The County cannot grant access to roads or easements it does not control (KCC 12.05.030(G)).

Snow

- 1) Any snow accumulated on the property shall not be moved onto WSDOT right-of-way.

Fire

- 1) Fire apparatus access is required for this application. Provide fire apparatus access roads with an unobstructed width of not less than 20 feet, an unobstructed vertical clearance of not less than 13.5 feet, with an all-weather driving surface and capable of supporting the imposed loads of fire apparatus. Roads constructed in grades steeper than fifteen percent (15%) shall be constructed with Portland cement concrete with grooved surfacing.
- 2) This application is sited in the designated high fire hazard Wildland - Urban Interface zone. Additional setback, building construction, access, fire flow and addressing requirements will be applied at the time of building permit application.
- 3) The applicant shall comply with local regulations including Kittitas County Code Title 14.04 Building Code, Title 17 Zoning, Title 17A Critical Areas, and Title 20 Fire and Life Safety.

The Mitigated Determination of Non-Significance (MDNS) is issued under WAC 197-11-355. The lead agency will not act on this proposal for 10 working days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21 RCW, shall be commenced on or before 5:00 p.m. on November 27, 2024.

Questions or Comments regarding this determination can be directed to Bradley Gasawski, 509.962.7539 or bradley.gasawski@co.kittitas.wa.us.

**Responsible
Official:**


Jamey Ayling

Title:

Planning Official

Address:

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

Date:

November 12, 2024

Pursuant to Chapter 15A.07.010 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$1670.00 to the Kittitas County Community Development Services, 411 N Ruby St. Suite 2, Ellensburg WA 98926. Timely appeals must be received no later than 5:00pm, November 27, 2024. Aggrieved parties are encouraged to contact Community Development Services at (509) 962-7506 for more information on the appeal process.

