



Kittitas County Planning Department

Room 182, Courthouse • Ellensburg, WA 98926
(509) 962-7506 • Fax (509) 962-7697

SEPA DETERMINATION OF SIGNIFICANCE

DESCRIPTION OF PROPOSAL: Trendwest Properties, Inc. (TW Properties) is proposing to develop property owned by JELD_WEN, Inc. within the Cle Elum Urban Growth Area located near the City of Cle Elum in Kittitas County. The property includes approximately 1,106 acres bordered on the south by Interstate 90, on the east by State Route 903 and the City of Cle Elum, and on the west and north by Bullfrog Road. The proposal calls for a master plan community containing residential, business park, commercial, open space, community facilities, and recreational uses.

PROPONENT:

Applicant:

Trendwest Resorts, Inc.
9805 Willows Road
Redmond, WA 98052
(425) 498-2500

Mike Moyer, Vice President

Project Contact:

Cairncross Hempelmann, P.S.
701 - 5th Ave. Ste. 7000
Seattle, WA 98104
(206) 587-0700

John Hempelmann, Project Counsel

LOCATION OF PROPOSAL: The City of Cle Elum UGA, an approximately 1,106 acres bordered on the south by Interstate 90, on the east by State Route 903 and the City of Cle Elum, and on the west and north by Bullfrog Road.

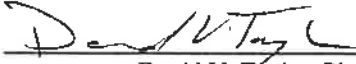
LEAD AGENCIES: Kittitas County Planning Department / City of Cle Elum

EIS REQUIRED: The lead agency for this proposal has determined this proposal is likely to have significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030(2)(c) and will be prepared. An environmental checklist or other materials indicating likely environmental impacts can be viewed at the lead agency offices. This decision was made after review of a completed application and other information on file with the lead agency.

The lead agencies have identified the following areas for discussion in the EIS: *See attachment*

SCOPING: Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on the alternatives, mitigation measures, probable adverse impacts, and licenses or other approvals that may be required. The method and deadline for giving the lead agency comment is: *An EIS scoping meeting will be held Wednesday March 17, 1999, at 7:00 pm, Kittitas County Commissioners Auditorium, Ellensburg, Wash., to take comment and review areas of EIS discussion. Written scoping comments may be submitted to: David Taylor, Planning Director, Kittitas County Planning Department, County Courthouse Rm. 182, Ellensburg, WA 98926 or Gary Berndt, City of Cle Elum, 119 West First Street, Cle Elum, WA 98922. The Scoping Period will end Friday, March 26, 1999, at 5:00 pm.*

RESPONSIBLE OFFICIAL:


David V. Taylor, Planning Director

ADDRESS: Kittitas County Courthouse, Room 182
Ellensburg, WA 98926
(509) 962-7506

DATE: February 22, 1999

Any action to set aside, enjoin, review, or otherwise challenge such SEPA action of Determination of Significance on grounds of non-compliance with the provisions of Chapter 43.21C RCW shall be commenced within ten working days to:

*Kittitas County Commissioners
County Courthouse, Room 110
Ellensburg, WA 98926*

Please contact the Board of County Commissioners office for information on the appeal process.

Determination of Significance
and Request for Comments on Scope of EIS

Preliminary Master Plan
Cle Elum Urban Growth Area

Description of Proposal: Trendwest Properties, Inc. (TW Properties) is proposing to develop property owned by JELD-WEN, Inc. within the Cle Elum Urban Growth Area located near Cle Elum in Kittitas County, Washington. A Preliminary Master Plan for the proposed future uses was submitted to Kittitas County on January 5, 1999.

The proposal calls for a master plan community containing residential, business park, commercial, open space, community facilities, and recreational uses. The Preliminary Master Plan, submitted to Kittitas County on January 5, 1999 contains approximately 407 acres of residential uses including single family residences, apartments and condominiums. A 40 to 80-acre business campus would contain 475,000 square feet of office uses. Approximately 206 acres would be devoted to an 18-hole golf course including 100-room lodge, clubhouse, and related facilities. Another 200 acres would be devoted to the Washington State Horse Park, a multiple-use national class equestrian facility. A recreational vehicle campground near the Cle Elum River would accommodate approximately 300 camp sites. Approximately 160 acres would be contained in a protected corridor along the Cle Elum River, and other open space. A community center would be located adjacent to SR 903 and contain a senior center, teen center, and a variety of recreational facilities. The community center could also be co-located with or close to other City of Cle Elum municipal services and facilities. Other features of the proposal include an area for future school expansion, a 3 - 10 acre expansion area for the existing cemetery, and the City of Cle Elum's new water treatment facility.

The City of Cle Elum and the Town of South Cle Elum are proposing to construct new water treatment and wastewater treatment facilities that will provide sufficient water and wastewater treatment capacity for Cle Elum and South Cle Elum's existing and future needs, and for future uses on the JELD-WEN property within the Cle Elum Urban Growth Area. Cle Elum is proposing to change the use of water rights currently owned by Trendwest on Big Creek, a Yakima River tributary near Easton, to provide additional municipal water supplies as needed under Trendwest's proposed Preliminary Master Plan and for instream flow needs in Big Creek.

Infrastructure for the Trendwest proposal is planned to be completed within 3-5 years. Because individual lot purchasers may defer construction of residences on their lots, residential units may not actually be constructed or occupied for some time beyond the anticipated five year development phasing period.

Proponent: Trendwest Properties, Inc.

Location of the Proposal: The property includes approximately 1,106 acres bordered on the south by Interstate 90, on the east by State Route 903 and the City of Cle Elum, and on the west and north by Bullfrog Road.

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Proposed Action: Approval of Trendwest's Preliminary Master Plan for the property owned by JELD-WEN with the Cle Elum Urban Growth Area; and approval by the Washington Department of Ecology of a Water Rights Change of Use application.

Lead Agency: Kittitas County is the SEPA Lead Agency, and the City of Cle Elum is a co-lead agency. The Washington Department of Ecology may be invited to be a co-lead or cooperating agency.

EIS Required: TW Properties has requested preparation of an EIS. The lead agency has determined that this proposal is likely to have a significant adverse impact on the environment. An EIS is required under RCW 43.21C.030(2) and will be prepared.

Scope of EIS Analyses: The lead agency has identified the following elements of the environment for analysis in the EIS:

Earth	Potential impacts of the alternatives on topography, geology, and soils; and the potential effects of development on abandoned underground mines.
Air	Potential sources of air quality impacts from development and operation in the Cle Elum UGA.
Water	<ul style="list-style-type: none">• Surface Water Quality: direct and indirect effects of development on the Cle Elum River, Yakima River and surface drainage stream channels.• Groundwater Quality: direct and indirect impacts to groundwater from fertilizers/pesticides, wastewater, and other hazardous materials.• Groundwater Supply: direct and indirect impacts to groundwater supplies resulting from the alternatives.
Plants/Animals	Direct and indirect impacts to vegetation, upland wildlife and habitat, fish habitat, and wetlands.
Noise	Direct and indirect impacts of noise associated with construction, and operation (primarily vehicles).
Land Use	Potential land use conversion, cumulative changes in land use, and consistency with land use plans and policies.
Population	Size and characteristics of potential population capacity in relation to regional and countywide population projections.
Housing	Number and type of housing units to be developed, and their relationship to regional housing demand.
Cultural Resources	Potential impacts to archaeological, historical and traditional cultural resources.

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Aesthetics/ Light and Glare

Aesthetic character of proposed uses, and the potential impact to views, vistas, and other elements of visual quality.

Transportation

Assess direct impacts of traffic on the area's roadways and service levels, and indirect impacts from induced population and economic growth.

Parks and Recreation

Adequacy of existing park and recreation facilities and the effects of the project on the demand for new facilities.

Police

Adequacy of existing police protection services and the effects of the project on the demand for new services.

Fire/Emergency Medical

Adequacy of existing fire/emergency medical services and the effects on the demand for new services.

Schools

Adequacy of existing school facilities and the demand for new facilities.

Water Supply

Effects on existing municipal water systems and supplies, including water sources and transmission facilities, and expansion or upgrades to existing facilities. The analysis will address the proposed transfer of existing Trendwest water rights on Big Creek, a tributary of the Yakima River, for water supply to initial phases of development.

Wastewater

Impacts on existing municipal wastewater treatment capacity and facilities, including potential expansion or upgrades to existing facilities.

Solid Waste

Effects on solid waste generation, collection and disposal.

Natural Gas/Electricity

Impacts on the demand for natural gas and electricity, and the effects on transmission capacity and facilities.

Economic/Fiscal Impacts

Direct impacts on local employment resulting from construction and operation; indirect impacts on regional employment; and fiscal impacts on affected jurisdictions.

Project Alternatives: SEPA rules (WAC 197-11-440) require EISs to present and evaluate the proposed action, the no action alternative, and reasonable alternative courses of action. Reasonable alternatives are those that could feasibly attain or approximate the objectives of the proponent, but at a lower environmental cost or decreased level of environmental degradation. Kittitas County and the City of Cle Elum have identified four alternatives for analysis in the EIS which are summarized in Table 1. Site plans for each of the project alternatives (not required for the scoping notice) are available for review at the following locations:

- Kittitas County Planning Department, 205 West 5th, Room 182 in Ellensburg (509.962.7506).
- The Trendwest office at 109 South First Street in Roslyn (509.649.3000).
- The Trendwest office at 9805 Willows RD in Redmond (425.498-2500).

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Alternative 1 - No Action Under the No Action alternative, future development in the Cle Elum UGA would be consistent with the current Forest & Range (FR) zoning designation under the Kittitas County Zoning Code (KCC 17.56). Under this scenario, development in the UGA would be single family residential. Based on the number of existing parcels and further subdivision allowed under the zoning code, the UGA could accommodate from 19 to 106 single family units.

Alternative 2 - Preliminary Master Plan This is the Preliminary Master Plan submitted to Kittitas County on January 5, 1999. It calls for a master plan community containing residential, business park, commercial, open space, community facilities, and recreational uses. The proposal designates approximately 407 acres for residential uses. A business campus of 40 - 80 acres would be devoted to office uses. Another 200 acres would be devoted to the Washington State Horse Park, a multiple-use national class equestrian facility. Approximately 206 acres would be devoted to an 18-hole golf course including 100-room lodge, clubhouse, and related facilities. In the vicinity of the golf course and horse park would be 25 acres devoted to timeshare condominiums. An expansion area for the existing cemetery would range in size from 3 acres to 10 acres. A recreational vehicle campground near the Cle Elum River would accommodate approximately 300 camp sites. Approximately 160 acres would be contained in a protected corridor along the Cle Elum River, and other open space.

Table 1: Land Use Summary

Use	Acres			
	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Single Family	1,106	270	455	299
Apartments		55	55	55
Condominiums		62	62	33
Timeshare/Fractional Condos		25	25	25
Lodge		6	6	6
RV Park		43	43	38
Open Space		159	174	164
Horse Park		200	0	200
Golf Course/Facilities		196	196	196
Community Center		12	12	12
Business Campus		40	40	40
Facilities/Maint/Expansion		38	38	38
TOTAL	1,106	1,106	1,106	1,106

Alternative 3 - Expanded Residential In this alternative, the Washington State Horse Park would be replaced with 1/3+ acre single family residential development. The addition of these lots would increase the number of single family residences over that proposed for Alternative 2. Multifamily units (apartments and condominiums) would decrease. Total residential units would increase. An expansion area for the existing cemetery would range in size from 3 acres to 10

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acres. The floor area of office uses in the business campus would be reduced. The capacity of the lodge would be reduced from 100 rooms in Alternative 2 to 50 rooms. The number of timeshare condominiums in the vicinity of the golf course would be reduced. The capacity of the RV campground would be reduced from 300 sites in Alternative 2 to 275 sites. Protected river corridor and open space would be increase from 160 acres in Alternative 2 to 174 acres.

Alternative 4 - Reduced Residential/Business Campus In this alternative, residential development would be substantially reduced when compared to Alternative 2. The number of single family residences would decrease slightly. The largest reduction would be in multifamily residential units (apartments and condominiums). As in Alternative 2, 200 acres would be devoted to the Washington State Horse Park. An expansion area for the existing cemetery would range in size from 3 acres to 10 acres. The floor area of office uses in the business campus would be reduced. The capacity of the lodge would be reduced from 100 rooms in Alternative 2 to 75 rooms. Timeshare condominiums in the vicinity of the golf course and horse park would also be reduced. The capacity of the RV campground would be reduced from 300 sites in Alternative 2 to 200 sites. Protected river corridor and open space would be increase from 160 acres in Alternative 2 to 164 acres.

Scoping Process: Agencies, affected Indian Tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. Comments shall be in accordance with WAC 197-11-550, Specificity of Comments.

Written comments will be received by the responsible official until March 26, 1999.

Responsible Official: David Taylor

Position/Title: Planning Director

Phone: 509.962.7506

Address: County Courthouse, 205 West 5th, Room 182, Ellensburg WA 98926

Date: February 25, 1999

Signature:



David Taylor, Planning Director