COMPREHENSIVE PLAN AMENDMENT DOCKETING FORM

I. CHECK THE APPROPRIATE BOXES

COMP PLAN MAP [X]  COMP PLAN TEXT [ ]

NOTICE: If the amendment you are applying for is within an URBAN GROWTH AREA or you are proposing a UGA expansion of the Ellensburg, Cle Elum, or Roslyn UGA you are required to docket your item with that City as well. You must contact the appropriate City for filing deadlines, fees, application, and costs.

II. GENERAL INFORMATION

A. APPLICANT’S NAME: Merle L. Thompson
   MAILING ADDRESS: PO Box 123
   Thorp, WA 98946
   E-MAIL ADDRESS: 
   BUSINESS PHONE: HOME PHONE: 509-964-2369

B. AGENT’S NAME: Paula J Thompson DVM
   MAILING ADDRESS: PO Box 205
   Thorp, WA 98946
   E-MAIL ADDRESS: thompson@elltel.net
   BUSINESS PHONE: 509-964-2720

C. SITE PLAN/PROPERTY MAP with the following features (as applicable): buildings, points of access, abutting roads, septic tank, drain field, etc. PLEASE ATTACH

D. LIST OF 300 FOOT ADJOINERS – PLEASE ATTACH. If adjoining parcels are owned by the applicant, the 300 feet extends from the farther parcel. If the parcels is within a subdivision with a Homeowners or Road Association, please include the address of the association. (Required on all applications for notification purposes)

III. FOR MAP AMENDMENTS

A. TAX PARCEL NUMBER(S): 035933 (18-17-11013-0015) 015933 (18-17-11013-0016)
   TOTAL ACREAGE: 10.49ac
   SITE ADDRESS: 551 Goodwin Road Thorp, WA 98946
   OWNER(S): Merle L. Thompson
   MAILING ADDRESS: PO Box 123
   Thorp, WA 98946
   HOME PHONE: 509-964-2369

(Additional sheets may be attached if more then one parcel is involved)
B. EXISTING COMPREHENSIVE PLAN DESIGNATION:
   Agricultural

C. EXISTING ZONING:
   Ag-20

D. PROPOSED COMPREHENSIVE PLAN DESIGNATION
   Urban residential

E. PROPOSED ZONING DESIGNATION *:
   Residential

F. THE PRESENT USE OF THE PROPERTY IS:
   Residence and livestock production/pasture

G. SURROUNDING LAND USE:
   Urban Residential, Rural, Agricultural

H. SERVICES
   Please provide the following information regarding the availability of services.

   The site is currently served by sewer _____; septic X (check one)
   Sewer purveyor (if on public sewer system): ____________________________

   The site is currently served by a public water system _____; well X
   Water purveyor (if on public water system): within Water District 4

   The site is located on a public road X_____ private road _______ (check one)

   Name of road: Goodwin Road

   Fire District #: One

IV. FOR TEXT AMENDMENTS

   Identify the sections of the Comprehensive Plan and Zoning Ordinance that you are proposing to
   change and provide the proposed wording (attach additional pages if necessary)
V. FOR ALL AMENDMENTS

A. Why is the amendment needed and being proposed?

This amendment is needed for the future potential development of this property to the urban densities allowed in the Thorp Urban Growth Node which is an area designated by the Comprehensive Plan for urban type densities and for which a portion of the 2005-2025 population has been assigned. The predominant Land Use designation the Thorp UGN is Urban Residential and redesignation of the subject property to Urban Residential would consistent and compatible with the existing land uses in the UGN. Future residential growth is encouraged to occur in the UGAs and UGNs and this amendment would further this goal.

B. How does the proposed amendment consistent with the County-Wide Planning Policies for Kittitas County?

The Thorp UGN is identified in the CWPP Inventory of Issues under Urban Growth Areas Item 5 “Unincorporated Urban Growth Nodes”. Two policies statements are associated with UGNs in the CWPP:

Policy A: Urban growth nodes (UGNs) shall be limited to Thorp, Easton, Vantage, Ronald, and Snoqualmie Pass. These communities exhibit urban characteristics such as established residential, commercial, and industrial settlements. Each UGN is mapped per Attachment #2.

Policy B: All growth in the county shall be accomplished in a manner that minimizes impacts on agricultural land, forestry, mineral resources, and critical areas.

The subject property is in the Thorp UGN thus the proposed amendment is consistent with Policy A. The potential future urban development that may result from the proposed amendment would be sited in the UGN which allows residential growth in an area already characterized by urban densities and away from resource lands of long term significance, etc. which is consistent with Policy B.

C. How is the proposed amendment consistent with the Kittitas County Comprehensive Plan?

The proposed amendment of the subject property to Urban Residential is consistent with the Comprehensive Plan and further the following GPOs:

GPO 2.3-The encouragement of urban growth and development in those areas where land capability, public roads and services can support such growth.

The subject property is located in the Thorp UGN which is identified in the Comprehensive Plan as an area to target future urban growth. The property is a short distance to the main Fire District #1 Station, adjacent to the Thorp School District, with in Water District #4, accessed via Goodwin Road and adjacent to the urban densities of the Thorp town site and a short distance from the Fairpoint Telephone Switching Station.

GPO 2.5-Kittitas County should encourage residential and economic growth that will minimize the costs of providing public utilities and services.

The proposed amendment for the property will place Urban Residential land use precisely where the County has identified in the Comprehensive Plan that it should be encouraged-the
Thorpe UGN—which has water services available as well as fire, school, telecommunication, and public road grid.

GPO2.97-The UGN shall be consistent with the following general goals:

a-Reduce the inappropriate conversion of undeveloped land into sprawling, low density development;
b-Provide for the efficient provision of public services;
c-Protection natural resource, environmentally sensitive areas;
d-Promote a variety of residential densities;
e-Include sufficient vacant and buildable land.

The subject property is located in the UGN and the proposed amendment to Urban Residential Land Use is consistent with the general goals of this GPO as discussed in the previous questions and other GPOs.

The Land Use chapter of the Comprehensive Plan discusses the role of the Agricultural land use in the UGA's and UGNs and identifies such Agricultural lands as transitional to conversion to Urban Residential.

D. How have conditions changed that warrant a comprehensive plan amendment?

The Thorp UGN was created in 1996 as part of the adoption of the GMA Comprehensive Plan identifying the subject property for future urban development removing it from consideration as Commercial Ag or Rural Lands. Rural-3 has been approved by the County Commissioners on the former prime farmland directly south of the subject property which is outside the UGN. The Thorp School District purchased the adjacent property to the north in approximately 1997 and removed it from agricultural use to school use.

VI. Application is hereby made for a COMPREHENSIVE PLAN AMENDMENT to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

[Signature of Authorized Agent] [Date]

[Signature of Land Owner of Record (required for application submittal)] [Date]

* Rezone requests require separate Request to Rezone application and fee.

G DRIVE/CDS FORMS/DEVELOPMENT APPLICATIONS/COMP PLAN AMENDMENT
UPDATED:01/05/07
300' RADIUS
OF 18-17-11013-0015 & 18-17-11013-0016
OWNED BY MERLE L THOMPSON

18-17-11020-0008
AHP ENTERPRISES LLC
%PAGE, DONALD L MGR
PO BOX 39
THORP WA 98946

18-17-11013-0017
THORP SCHOOL DIST #400
PO BOX 150
THORP WA 98946

18-17-11013-0010
SHANNON, RANDELL
PO BOX 106
THORP WA 98946

18-17-11040-0029
FUDACZ, DAVID W. ETUX
PO BOX 24
THORP WA 98946

18-17-11040-0033
THORP RANCH PROPERTY LLC
PO BOX 62
THORP WA 98946
<table>
<thead>
<tr>
<th>District Information</th>
<th>Parcel: 035933</th>
<th>Lot: Block:</th>
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<tbody>
<tr>
<td><strong>Kittitas County Zoning</strong></td>
<td></td>
<td></td>
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<tr>
<td>Code</td>
<td>AG-20</td>
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<tr>
<td>Zone</td>
<td>AG-20</td>
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<tr>
<td>Setbacks</td>
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<td><strong>Water District</strong></td>
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<td>District</td>
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<td><strong>Weed District</strong></td>
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<td>District</td>
<td>WEED DISTRICT # 2</td>
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<td><strong>Voting Precinct Information</strong></td>
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<tr>
<td>Precinct Name</td>
<td>THORP</td>
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<tr>
<td>Polling Location</td>
<td>Thorp High School</td>
<td></td>
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<tr>
<td>Polling Address</td>
<td>10720 Throp Highway _ N THORP HWY</td>
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<tr>
<td><strong>Livestock District</strong></td>
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<td>Inside/Outside</td>
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<td><strong>School District Information</strong></td>
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<td>School District</td>
<td>DISTRICT 400</td>
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<td><strong>Roof Hazard Information</strong></td>
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<tr>
<td>Roof Hazard</td>
<td>LOW_HAZARD RATING</td>
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<tr>
<td><strong>Irrigation Districts</strong></td>
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<tr>
<td>District</td>
<td>West Side</td>
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<td><strong>Hospital Districts</strong></td>
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<td><strong>Fire Districts</strong></td>
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<tr>
<td>District</td>
<td>Fire District 1 (Rural Thorp)</td>
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</tbody>
</table>
District Information
Parcel: 015933

Kittitas County Zoning
Code: AG-20
Zone: AG-20
Setbacks: F25-S5 (15 cnr)-R25

Water District
District: Thorp

Weed District
District: WEED DISTRICT # 2

Voting Precinct Information
Precinct Name: THORP
Polling Location: Thorp High School
Polling Address: 10720 Throp Highway _ N THORP HWY

Livestock District
Inside/Outside: Inside

School District Information
School District: DISTRICT 400

Roof Hazard Information
Roof Hazard: LOW_HAZARD RATING

Irrigation Districts
District: West Side

Hospital Districts
District: HOSPITAL DISTRICT 1

Fire Districts
District: Fire District 1 (Rural Thorp)
REZONE APPLICATION
(To change from the existing zone to another zone)

Kittitas County encourages the use of pre-application meetings. Please call the department if you would like to set up a meeting to discuss your project. Incomplete applications will not be accepted.

Please type or print clearly in ink. Attach additional sheets as necessary. The following items must be attached to this application packet:

REQUIRED ATTACHMENTS

☐ Address list of all landowners within 300 feet of the site's tax parcel. If adjoining parcels are owned by the applicant, the 300 feet extends from the farthest parcel. If the parcel is within a subdivision with a homeowners or road association, please include the address of the association.

☐ Site plan of the property with all proposed: buildings; points of access, roads, and parking areas; septic tank and drainfield and replacement area; areas to be cut and/or filled; and, natural features such as contours, streams, gullies, cliffs, etc.

☐ SEPA Checklist

FEE:
$1725.00 ($1500 Rezone + $225 SEPA) to Kittitas County Community Development Services Department

FOR STAFF USE ONLY

APPLICATION RECEIVED BY SIGNATURE: [Signature]
DATE: 10/29/07
RECEIPT # 052113
NOTES: 

Darryl Piercy, Director
Allison Kimball, Assistant Director
Community Planning • Building Inspection • Plan Review • Administration • Permit Services • Code Enforcement • Fire Investigation
1. Name, mailing address and day phone of land owner(s) of record:
   Name: Merle L. Thompson
   Mailing Address: PO Box 123
   City/State/ZIP: Thorp, WA 98946
   Day Time Phone: 509-964-2369
   Email Address: 

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:
   Agent Name: Paula J. Thompson DVM
   Mailing Address: PO Box 205
   City/State/ZIP: Thorp, WA 98946
   Day Time Phone: 509-964-2720
   Email Address: thompson@elliel.net 

3. Contact person for application (select one):
   ☑ Owner of record   ☑ Authorized agent
   All verbal and written contact regarding this application will be made only with the contact person.

4. Street address of property:
   Address: 551 Goodwin Road
   City/State/ZIP: Thorp, WA 98946

5. Legal description of property:
   T18N R17E Sec 11 SW ¼ SW 1/4 NE ¼ and T18N R17E Sec 11 PTN, NE ¼ 

6. Tax parcel number:
   035933 (18-17-11013-0016) and 015933 (18-17-11013-0015)

7. Property size:
   10.49 acres

8. Narrative project description: Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

   The proposal is a rezone of the subject property from Ag-20 to Residential.
9. What is the present zoning district?
   Ag-20

10. What is the zoning district requested?
    Residential

11. Applicant for rezone must demonstrate that the following criteria are met (attach additional sheets as necessary):

   A. The proposed amendment is compatible with the comprehensive plan.

   The proposed rezone of the subject property to Residential is consistent with the Comprehensive Plan and further the following GPOs:

   GPO 2.3-The encouragement of urban growth and development in those areas where land capability, public roads and services can support such growth.

   The subject property is located in the Thorp UGN which is identified in the Comprehensive Plan as an area to target future urban growth. The property is a short distance from the main Fire District #1 Station, is adjacent to the Thorp School District, is with in Water District #4, is accessed via Goodwin Road and adjacent to the urban densities of the Thorp town site and is a short distance from the Fairpoint Telephone Switching Station.

   GPO 2.5-Kittitas County should encourage residential and economic growth that will minimize the costs of providing public utilities and services.

   The proposed rezone for the property will place the Residential zoning district precisely where the County has identified in the Comprehensive Plan that it should be encouraged-the Thorp UGN-which has water services available as well as fire, school, telecommunication, and public road grid.

   GPO2.97-The UGN shall be consistent with the following general goals:

   a-Reduce the inappropriate conversion of undeveloped land into sprawling, low density development;
   b-Provide for the efficient provision of public services;
   c-Protect natural resource, environmentally sensitive areas;
   d-Promote a variety of residential densities;
   e-Include sufficient vacant and buildable land.

   The subject property is located in the Thorp UGN and the proposed rezone to Residential is consistent with the general goals of GPO2.97 as discussed for GPOs 2.3 and 2.5 above.

   B. The proposed amendment bears a substantial relation to the public health, safety or welfare.

   The proposed rezone is compatible with and implements the Comprehensive Plan and therefore bears a substantial relation to the public health, safety or welfare. The potential future urban development that may result from the proposed amendment would be sited in the UGN which allows residential growth in an area already characterized by urban densities and away from resource lands of long term significance. and where land capability, public roads and services can support such growth.

   C. The proposed amendment has merit and value for Kittitas County or a sub-area of the county.

   The proposal will allow the implementation of the Comprehensive Plan and is consistent with the County Wide Planning Policies. The potential future urban development that may result from the proposed rezone would be sited in the UGN which allows residential growth within the Thorp UGN which is already characterized by urban densities. The proposal will allow the appropriate Residential zoning district for future potential residential lots to fill the future growth demand in the UGN rather than in Rural Lands and/or Resource lands of long significance. Ten percent of the 2005-2025 population allocation has been assigned to the County’s UGAs and this proposed rezone has merit and value in helping to meet this housing need for the next 20 years.
D. The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property.

The Thorp UGN was created in 1996 as part of the adoption of the GMA Comprehensive Plan identifying the subject property for future urban development and removing it from consideration as Commercial Ag or Rural Lands. Rural-3 has been approved by the County Commissioners on the former prime farmland directly south of the subject property which is outside the UGN. The Thorp School District purchased the adjacent property to the north in approximately 1997 and removed it from agricultural use by converting it to school uses.

The recent expansion and development of the UGAs in the County demonstrates the need for more Residential zoning in the appropriate areas targeted for Urban Growth such as the Thorp UGN. Currently there is no Residential zoning in the Thorp UGN.

The subject property is located in the Thorp UGN which is identified in the Comprehensive Plan as an area to target future urban growth. The property is a short distance from the Fire District #1 Station, is adjacent to the Thorp School District, is with in Water District #4, is accessed via Goodwin Road, is adjacent to the urban densities of the Thorp town site and is a short distance from the Fairpoint Telephone Switching Station. Thus the proposed zone is appropriate for reasonable development of this property.

E. The subject property is suitable for development in general conformance with zoning standards for the proposed zone.

As stated previously, the subject property is located in the Thorp UGN which is identified in the Comprehensive Plan as an area to target future urban growth, and the Residential zone is an urban zoning district. The property is physically suitable for the proposed zone, is with in Water District #4 and is accessed via Goodwin Road which connects to the adjacent urban densities of the Thorp town site. Thus the subject property is suitable for development in general conformance with zoning standards for the proposed Residential zone.

F. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.

The property is located in the Thorp UGN and the town site of Thorp is in the immediate vicinity with its existing urban densities to the west and north. The property to the south has been recently rezoned to Rural-3 with potential rural residential lots to be created in the future. The property to the west is Rural/Ag-20 and is currently used for agriculture.

G. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.

The subject property receives water from the Westside Irrigation Company and shares a headgate at the Westside Canal with the property to the west. The subject property is last on the delivery system, thus no impacts on water deliveries to other properties can occur with this proposed rezone.

12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.
Signature of Authorized Agent:  X

Signature of Land Owner of Record (Required for application submittal):
X

Date:  6/29/07
Date:  6/29/07
District Information
Parcel: 035933

Kittitas County Zoning
Code AG-20
Zone AG-20
Setbacks F25-S5 (15 cnr)-R25

Water District
District Thorp

Weed District
District WEED DISTRICT # 2

Voting Precinct Information
Precinct Name THORP
Polling Location Thorp High School
Polling Address 10720 Throp Highway _ N THORP HWY

Livestock District
Inside/Outside Inside

School District Information
School District DISTRICT 400

Roof Hazard Information
Roof Hazard LOW_HAZARD RATING

Irrigation Districts
District West Side

Hospital Districts
District HOSPITAL DISTRICT 1

Fire Districts
District Fire District 1 (Rural Thorp)
District Information
Parcel: 015933

Kittitas County Zoning
Code AG-20
Zone AG-20
Setbacks F25-S5 (15 crn)-R25

Water District
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Irrigation Districts
District West Side

Hospital Districts
District HOSPITAL DISTRICT 1

Fire Districts
District Fire District 1 (Rural Thorp)
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 if 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’t know” or “does not apply.” Complete answers to the questions may prevent 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 “proposals,” “proposer” and “affected geographic area” respectively.

A. BACKGROUND
1. Proposed timing or schedule (including phasing, if applicable):

Proposed Rezone of the subject property from Ag-20 to Residential Zone to be considered
concurrently with 2007 Comprehensive Plan Map Amendment docketed for the subject property
from Agricultural to Urban Residential land use.

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

3. List any environmental information you know about that had been prepared,
or will be prepared, directly related to this proposal. None

DARRYL PIERCY, DIRECTOR
ALLISON KIMBALL, ASSISTANT DIRECTOR
COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION
4. 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

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

None

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Flat

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

2%

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. Clay Loam, the soil classification is 841 Metzer Clay Loam 2-5% Prime farmland soil if irrigated

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

No

e. Describe the purpose, type, and approximate quantities of any filing or grading proposed. Indicate source of fill. None. Not applicable to rezone

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

No. Not applicable to rezone. If platted in future this will be addressed.

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

No project planned at this time-rezone only

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: None, will be addressed if future platting occur.

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. None, will be addressed if future platting occurs.
b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. N/A to a rezone request

c. Proposed measures to reduce or control emissions or other impacts to air, if any: N/A to a rezone request

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. Yes, an unnamed small perennial stream is located on the east property boundary and a small manmade irrigation pond is located on the site.

   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. No project proposed. If platted in the future this will be addressed.

   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. No project proposed. If platted in the future this will be addressed.

   4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. No project proposed. If platted in the future this will be addressed.

   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 project proposed. If platted in the future this will be addressed.

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. No project proposed. If platted in the future this will be addressed.

   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. No project proposed. If platted in the future this will be addressed.
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.
      No project proposed. If platted in the future this will be addressed.

   2) Could waste materials enter ground or surface waters? If so, generally describe.
      No applicable at rezone stage but would be addressed if future platting occurs

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
   No project proposed. If platted in the future this will be addressed.

4. PLANTS

a. Check or circle types of vegetation found on the site:
   
   X deciduous tree: alder, maple, aspen, other
   X evergreen tree: fir, cedar, pine, other
   X shrubs
   X grass
   X pasture
   X crop or grain
   X wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other
   X water plants: water lily, eelgrass, milfoil, other
   X other types of vegetation:

b. What kind and amount of vegetation will be removed or altered?
   No project proposed. If platted in the future this will be addressed.

c. List threatened or endangered species known to be on or near the site.
   None

d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any: No project proposed. If platted in the future this will be addressed.

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:
   
   X birds: hawk, heron, eagle, songbirds, other
   X 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. None

c. Is the site part of a migration route? If so, explain. No
d. Proposed measures to preserve or enhance wildlife, if any.
   
   No project proposed. If platted in the future this will be addressed.

6. ENERGY AND NATURAL RESOURCES
   a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the competed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
   
   No project proposed. If platted in the future this will be addressed

b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe.
   
   No project proposed. If platted in the future this will be addressed.

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. No project proposed. If platted in the future this will be addressed.

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.
   
   No project proposed. If platted in the future this will be addressed.

   1) Describe special emergency services that might be required.
   
   No project proposed. If platted in the future this will be addressed.

   2) Proposed measures to reduce or control environmental health hazards, if any. No project proposed. If platted in the future this will be addressed.

   b. Noise
   
   1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?
   
   No project proposed. If platted in the future this will be addressed.

   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.
   
   No project proposed. If platted in the future this will be addressed.

   3) Proposed measures to reduce or control noise impacts, if any.
   
   If platted in the future this will be addressed

8. LAND AND SHORELINE USE
   a. What is the current use of the site and adjacent properties?

   Residence and livestock production on subject property; to east residence and livestock production; to north Thorp School District; to west residence and hay production; to south residence and Rural-3 zoning for future rural residential.

b. Has the site been used for agriculture? If so, describe. Yes. livestock production
c. Describe any structures on the site. *Residence, Barn, four Out-Buildings*

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

e. What is the current zoning classification of the site? *Ag-20*

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

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? *No.*

i. Approximately how many people would the completed project displace?
   
   *Not applicable to rezone.*

j. Approximately how many people would reside or work in the completed project? *Not applicable to rezone*

k. Proposed measures to avoid or reduce displacement impacts, if any.
   
   *Not applicable to rezone*

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any. *The rezone application addresses this item in more detail. The Comp Plan identifies this property as included in the Thorp UGN which is designated for existing and future urban development. The County UGNs are assigned 10% of the 20 year population projection. This proposal is compatible with existing and projected land uses and plans.*

9. **Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
   
   *Not applicable to rezone*

b. Approximately how many units, if any, would be eliminated?
   Indicate whether high, middle or low-income housing.
   
   *Not applicable to rezone*

c. Proposed measures to reduce or control housing impacts, if any.
   
   *Not applicable to rezone*

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?
   
   *Not applicable to rezone*

b. What views in the immediate vicinity would be altered or obstructed?
   
   *Not applicable to rezone*

c. Proposed measures to reduce or control aesthetic impacts, if any.
   
   *Not applicable to rezone*

11. **Light and Glare**
a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
   Not applicable to rezone

b. Could light or glare from the finished project be a safety hazard or interfere with views? Not applicable to rezone

c. What existing off-site sources of light or glare may affect your proposal? Not applicable to rezone

d. Proposed measures to reduce or control light and glare impacts, if any. Not applicable to rezone

12. Recreation
   a. What designated and informal recreational opportunities are in the immediate vicinity? John Wayne Trail, Thorp Mill, Yakima River

   b. Would the proposed project displace any existing recreational uses? If so, describe. No.

   c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: Not applicable to rezone

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. No.

   b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. None

   c. Proposed measures to reduce or control impacts, if any. Not applicable to rezone

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. Goodwin Road- No proposed access with this rezone request

   b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? No. Greyhound bus service is located approximately six miles away in Ellensburg.

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

Not applicable to rezone

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

Not applicable to rezone

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

Not applicable to rezone

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

Not applicable to rezone

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.

Not applicable to rezone

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

Not applicable to rezone

16. UTILITIES

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

Electricity, telephone, septic system, water, refuse service.

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.

Not applicable to rezone

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: [Handwritten Signature] Date: 6-29-07
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)

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.

Under the residential zone the property could eventually be developed for housing to urban density. Some additional emissions could be expected and common residential sources of Noise would also be assumed. Toxic or hazardous substance production should not be assumed because of strict law enforcement preventing such activities.

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.

Under the residential zone the property could eventually be developed for housing. It is assumed that some existing plants would be removed for construction which may have an affect on animals. Measures to conserve and restore temporary loss of plants and animal habitat can be addressed through landscaping, open space and buffering through design and/or covenant.

3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources.

Under the residential zone the property could eventually be developed for housing to urban density. It can be assumed that additional housing on this site will use energy resources though depletion is not envisioned. “Green housing” can be required through covenant and design.

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 the residential zone the property could eventually be developed for housing to urban density. The owner and owner’s agent for the rezone intend that when this property is platted in the future that all of the relevant issues will be addressed through sensitive site planning, contact with appropriate agencies, requirement of covenants. No endangered species are known to exist on or near the subject property.

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.

No shoreline of statewide significance is located on or near the property. The Yakima River is over a half mile from the subject property and no regulated wetlands exist on or near the property. The perennial stream on the property will be protected through site planning and covenant as appropriate when the property is developed.
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).

Under the residential zone the property could eventually be developed for housing to urban density. It should be assumed that when the property is developed there will be an associated impact on roads, fire and police protection, and residential associated utilities. “Green housing” and appropriate site planning and landscaping (to shelter homes from weather extremes) can be incorporated to reduce impacts.

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

Under the residential zone the property could eventually be developed for housing to urban density. There are no known restrictions or potential conflicts known to the owner or owner’s agent associated with local, federal or state laws. If developed, this item would be reviewed in appropriate SEPA documentation.