

KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES DEVELOPMENT ACTIVITIES APPLICATION

(REVISED SEPA App.)
June 29, 2005

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING FORMS MUST BE ATTACHED TO THIS APPLICATION PACKET:

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 300' OF THE SITE'S TAX PARCEL. IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THE 300' EXTENDS FROM THE FARTHEST PARCEL. IF THE PARCELS 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, CLEFTS, ETC. (FLAT APPLICATIONS EXCLUDED)
- KITITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT TO SET UP A MEETING TO DISCUSS YOUR PROJECT.

THIS DEVELOPMENT ACTIVITIES APPLICATION IS USED TO APPLY FOR ONE OR MORE OF THE FOLLOWING APPROVALS.

1. Check all that apply to your project and complete those sections of the application:

SECTION I

Fee - \$150

Zoning Structural Subpack Variance - to place a structure closer to the lot line than allowed:
Residential front 25' side 5' rear 25'
Residential-2 front 15' side 5, 10' rear 25'
Suburban, Sub-W front 25' side 15' rear 25'
Agriculture, Liberty front 25' side 5' rear 25'
Rural-3 front 25' side 15' rear 15'
Farmstead-Rings-20 front 25' side 10' rear 10'
Commercial Farm front 200' side 200' rear 200'

SECTION II

Fee - \$150

Zoning Conditional Use Permit - proposing a use such as a bed & breakfast or campground.

SECTION III

Fee - \$150

Request to Rezone - to change from the existing zone to another zone.

SECTION IV

Fee - \$350

Shoreline Substantial Development Conditional Use Permit - proposing a project greater than \$2,500 value with 200' of a water body listed in Section V.

SECTION V

Fee - \$350

Shoreline Structural Subpack Variance - to place a structure closer than 100' of (*designated portion of shoreline requiring 200' setback):

- | | | |
|--|--------------------------|---------------|
| Kachuck River | Lake Kachuck | Lake Kachuck* |
| Cable Creek | Lake Co. River | Lake Easton |
| Log Creek | Co. River | |
| Big Creek | Lost Lake* | |
| Little Creek | Unnamed Lake (K21 R.12)* | |
| Swamp Creek | Copper Lake* | |
| Tanner Creek | Traywell Lake* | |
| Tannerway River | Mountain Lake* | |
| (East, West, Middle, North fork) Mountain Creek (East, South fork) | Mountain Creek | |
| Yakima River* | Columbia River* | |
| Wilson Creek (n. of Elroy) | | |

SECTION VI

Fee - \$1000

Flood Development Permit - for any construction or placement of buildings, mining, dredging, filling, grading, paving, excavation or drilling in the FEMA 100-Year Floodplain.

SECTION VII

Fee - \$150 plus \$200 for Transportation; \$125 plus \$50 for, over 2.5 hrs, Environmental Study; and, \$175 Planning.

Short Plat - to divide into 2-4 lots.

SECTION VIII

Fee - \$200 plus \$200 for Transportation; \$625 plus \$50 for, over 12.5 hrs, Environmental Study; and, \$400 Planning.

Long Plat - to divide into 5 or more lots.

SECTION IX

Fee - \$350

Public Facilities Permit - a written decision by the Planning Dept authorizing a public facility use to locate at a specific location.

SECTION X

Fee - \$100 initial

NEPA Environmental Checklist Review - review required in conjunction with Sections II, III, IV, VII, Or IX. Other development proposals may also

Incomplete or illegible applications will be returned. KCPD 2-02.

RECEIVED
JUN 29 2005
KITITAS COUNTY
CDS

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2. Name, mailing address and day phone of land owner(s) of record:

Rick & Karen Wade
PO Box 1265
North Bend: WA 98045

509-925-7777
425-417-3548

3. Name, mailing address and day phone of authorized agent, if different from land owner of record:

4. 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.

Lot 9 441

5. Street address of property: Lot 1 445, Lot 2 443, Lot 3 447, Lot A 555, Lot B 551, Lot C 621, Lot D 623

Kittitas Hwy

6. Legal description of property:

Wade Short Plat # 1 SP 94-35
Wade Short Plat # 2 SP 94-36

7. Tax parcel number: 17180186001 17180187001

17180186002 17180187002

17180186003 17180187003

17180186004 17180187004

8. Property size: 4.2 Acres

9. Narrative project 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 property has been rezoned under ordinance #2000-7 and #98-13 for a contract rezone subject to use of city utilities. An annexation has been signed and recorded. The approximate lot number is approximately 170 lots. Water is located at Gregory Pl. and at the intersection of Ball & Willow Road. Sewer location is 200' East of Ball & Willow intersection and located on Ball Rd. to the old lift station.

Area - Dividing property into approximately 187 lots in excess of 7200 sq ft.

10. 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]
Signature of Authorized Agent

5-25-05
Date

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

January 15, 2005
January 15, 2005
Date

Incomplete or illegible applications will be returned. KCPD 2-02

DIFFERENCE BETWEEN THE GRADE ELEVATION AND THE ELEVATION OF THE 100-YEAR BASE FLOOD ELEVATION (BFE), PLUS 1 FOOT, IS THE ELEVATION AT WHICH THE FIRST FLOOR OF THE HOUSE MUST BE BUILT. IF YOUR LOT IS PARTIALLY IN THE FLOODWAY, A SURVEY OF YOUR PROPERTY MAY BE NECESSARY TO ESTABLISH THAT THE BUILDING IS NOT ENCRUCHING ON THE FLOODWAY. ONCE BUILT, THE SURVIVOR "SHOOLS" THE ELEVATION OF THE FIRST FLOOR OF THE STRUCTURE AND SUBMITS AN ELEVATION CERTIFICATE TO KITHIAS COUNTY.

FOR NON-STRUCTURAL PROJECTS (SUCH AS RE-RAFFACEMENT), ADDITIONAL ITEMS TO COMPLETE:
o PROJECT DIAGRAMS WITH SCALE

(CONTINUED ON NEXT PAGE...)

- o SITE PLAN(S):
 - o VICINITY MAP, SITE LOCATION USING NATURAL POINTS OF REFERENCE
 - o SITE BOUNDARY
 - o ORDINARY HIGH WATER MARK (OHWM)
 - o DIMENSIONS AND LOCATIONS OF EXISTING STRUCTURES
 - o SOURCE, COMPOSITION, AND VOLUME OF FILL MATERIAL
 - o COMPOSITION, VOLUME OF EXTRACTED MATERIALS AND PROPOSED DISPOSAL AREA

SECTION VII. SHORT PLAT.

ITEMS TO COMPLETE: SEE SUBDIVISION CODES FOR PLAT REQUIREMENTS, AND THE FOLLOWING ITEMS:

- o SHORT PLAT MAP - MIN. 5 PAPER COPIES
- o CERTIFICATE OF TITLE
- o COMPUTER CLOSURES
- o PUBLIC WORKS APPROVAL OF ACCESS REQUIREMENTS
- o PUBLIC HEALTH APPROVAL OF SOIL AND DRINKING WATER REQUIREMENTS
- o IRRIGATION DISTRICT (KRD, CASCADE ONLY) APPROVAL OF IRRIGATION SYSTEM

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K/S

SECTION VIII. LONG PLAT.

ITEMS TO COMPLETE: SEE SUBDIVISION CODES FOR PLAT REQUIREMENTS; SECTION X. SEPA ENVIRONMENTAL CHECKLIST; AND THE FOLLOWING ITEMS:

- o LONG PLAT MAP - MIN. 10 PAPER COPIES
- o COMPUTER CLOSURES
- o PUBLIC WORKS APPROVAL OF ACCESS REQUIREMENTS
- o PUBLIC HEALTH APPROVAL OF SOIL AND DRINKING WATER REQUIREMENTS
- o IRRIGATION DISTRICT (KRD, CASCADE ONLY) APPROVAL OF IRRIGATION SYSTEM

Section IX. Public Facilities Permits

ADDITIONAL ITEMS TO COMPLETE: SECTION X. SEPA ENVIRONMENTAL CHECKLIST.

A. Will the granting of the proposed Public Facilities Permit:

(1) be detrimental to the public health, safety, and general welfare.

(2) be injurious to the property or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located.

Incomplete or illegible applications will be returned. KCPD 2-02

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I Fall 2005

SECTION X. SEPA ENVIRONMENTAL CHECKLIST. II Spring 2006

A. Background

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

~~Spring 2005 Start Phase I - Approximately 21 acres~~
~~2007 start Phase II - Approximately 21 acres~~

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 known of.

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.

None known of.

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

None known of.

B. Environmental Elements

1. Earth

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

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

Less than 2%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, silt)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Sand, gravel

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 filling or grading proposed. Indicate source of fill.

We would only grade for the road -
grade off subgrade - grass.

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

No

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

35%

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

Complete storm water study & Construct onsite detention facility

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.

Emissions normally experienced with residential construction.

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

No

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

None proposed

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 name. If appropriate, state what stream or river it flows into.

Lyle Creek NW corner on the property line, westerly line on lots 1 & 2. Under SP #1.

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.

Detention pond

Yes, sewer, water, utilities

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.

None proposed

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

No

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.

Not that I'm aware of.

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

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.

None

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.

Storm water into a Detention pond.

Any runoff will be diverted into an existing ditch going East & West.

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

No

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

Storm water ditches and culverts - drainage swails.

4. PLANTS

a. Check or check types of vegetation found on the site:

deciduous trees: alder, maple, aspen, other

evergreen trees: fir, cedar, pine, other

shrubs

~~herb~~
~~grass~~

crop or pasture: timothy, alfalfa

wet soil plants: cattail, buttercup, bullhead, stink cabbage, other

water plants: waterlily, eelgrass, milfoil, other

other types of vegetation:

b. What kind and amount of vegetation will be removed or altered?

Grass

c. List threatened or endangered species known to be on or near the site.

None known

d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
 General landscape measures to landscape homes being built.

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

None

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

c. Is the site part of a migration route? If so, explain.
 No

d. Proposed measures to preserve or enhance wildlife, if any.
 None proposed

6. **ENERGY AND NATURAL RESOURCES**
 a. What kind of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the competing projects energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric, natural gas, solar

b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe.
 No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.
 None proposed

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.
 None

1) Describe special emergency services that might be required.
 Fire, police

2) Proposed measures to reduce or control environmental health hazards, if any.
 None proposed

b. Noise

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

None that I know of.

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.

Construction 8 AM - 5 PM.

Excavation for roads - shouldn't cause any problems

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

None - strict hours of construction.

c. LAND AND SOIL USE

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

Ag-3 - And Residential, grazing Timothy alfalfa

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

Yes - hay, Timothy, alfalfa

c. Describe any structures on the site.

One well house lot # 3

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

No

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

R-2

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

R-2

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

I don't know

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?

None

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

650

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

None

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

None that I know of

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

187
770 Units
middle housing

All homes will be stick built.

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

None

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

None proposed.

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

35' High
LP and cedar

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

None

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

Covenants, Conditions, & Restrictions.

11. **LIGHT AND GLARE**
a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None.

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

Not known.

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

Not known

Ken
Roth
4-21-
[Signature]
6/2/11

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

None that I know of

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

187
170 Units
middle housing

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

None

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

None proposed.

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

35' High
LP and cedar

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

None

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

Covenants, Conditions, & Restrictions

11. LIGHT AND GLARE
a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None

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

Not known

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

Not known

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

None proposed

12. RECREATION

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

Fishing lakes, parks

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:

None proposed.

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 known

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

None proposed

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. See sight plan

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Approximately 4 miles

c. How many parking spaces would the completed project have? How many would the project eliminate?
Minimum 2 per lot
None would be eliminated

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).

New streets would serve each lot
Streets would be dedicated Right of Way.

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

No

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

None proposed.

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

Fishing lakes, parks.

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.

None proposed.

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 near to the site? If so, generally describe.

No

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

None known

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

None proposed.

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

b. Is the currently served by public transit? If so, what is the approximate distance to the nearest transit stop? Approximately 4 miles

c. How many parking spaces would the completed project have? How many would the project eliminate? None would be eliminated.

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

New streets would serve each lot. Streets would be dedicated Right-of-Way.

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

No

Acquire or rights of easement will be required. RCPO 242

16. UTILITIES
a. Check utilities currently available at the site: Electricity, Public gas, Water, Sanitary sewer, Septic system, other.

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.

Cable Telephone Power Gas Sewer Water

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

Signature: Richard H. Wade Date: January 15, 2005
Karin A. Wade Date: January 15, 2005

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

1670 Trips per day

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

None proposed

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.

Project would need fire + police protection.

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

None proposed.

16. UTILITIES

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

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.

Cable Gas
Telephone sewer
Power water

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 Richard H. Wade Date

January 15, 2005
January 15, 2005

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 SCOPE 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.

None