

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

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 500 FEET OF THE SITE'S TAX PARCEL. IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THE 500 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 (F₁R TO R-3) ZONE CHANGE

²¹⁵⁰
\$1725.00 (\$1500 Rezone + ⁴⁰⁰~~\$225~~ SEPA) to Kittitas County Community Development Services Department

FEE:

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:

SIGNATURE:

Lisa M. Hoernig

DATE:

3.6.08

RECEIPT #

056192

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: Stanley & Kay Bensch
Mailing Address: 5944 Road 13.2 NW
City/State/ZIP: Ephrata, WA 98823
Day Time Phone: (509) 754-1822
Email Address: kmbensch@hotmail.com

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

Agent Name: N/A
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

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: 880 South Cle Elum Ridge Road
City/State/ZIP: Cle Elum, WA 98922

5. Legal description of property:

See Attached

6. Tax parcel number:

445734

11-15-08010-0015

7. Property size:

7.62 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):

This project is limited to the rezone of the entire property from Forest and Range to Rural-3. The purpose of this rezone is to conform the zoning to that of the adjoining properties. There is one existing residence on site and it is served by a private septic system and Reservoir Hill Water Association. Power and telephone service are also on the site. The site is directly accessed from South Cle elum Ridge Road, previously known as FS3350.

9. **What is the present zoning district?**
Forest and Range

10. **What is the zoning district requested?**
Rural-3

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 comp plan allows for a mixture of uses & densities. "Rural" lands, under the comp plan are comprised of the following zones: Ag-3, 5 & 20, R-3 & 5, Forest & Range and Rural Residential.

B. The proposed amendment bears a substantial relation to the public health, safety or welfare.
The proposed rezone is consistent with the comprehensive plan and therefor bears a substantial relation to the public health, safety and welfare. There is an existing residence located on the site, served by utilities. The site has already demonstrated that it can fully accommodate rural development and should cause no negative impact to the public health, safety or welfare.

C. The proposed amendment has merit and value for Kittitas County or a sub-area of the county.
The additional lot and its future development will increase the tax base for Kittitas County.

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.

"Under reasonable development of subject property" The property, if rezoned, will comply with the proposed zone. As the property lies, it can not conform to the minimum acreage requirement set forth by KCC 17.56.040.

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

This rezone would make this parcel similar to all properties on the same side of the road. There is already direct access for each parcel (without easements) from South Cle Elum Ridge Road. Utilities are available and very little change in the current landscape would take place. In the event another residence is built, a septic system and well will be required and should present no problem. All applicable Rural-3 zoning standars are currently met.

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

The proposed rezone is consistent with and characteristic of the existing development in the immediate vicinity of the subject property. The property is adjacent to other Rural-3 zoning. No additional driveways or changes to the landscape would be required.

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

No known irrigation water deliveries exist on site and no impacts are expected.

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:

Date:

X _____

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

Date:

X Ray M. Kensch

3-6-08

Rezone Application

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following described real estate, with the appurtenances in Kittitas Country, State of Washington:

#5

That portion of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 8, Township 19 North, Range 15, East W.M., Kittitas County, State of Washington which is bounded by a line described as follows:

Beginning at the Northeast corner of said Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4);

Thence South $0^{\circ}54'10''$ West, along the East boundary of said Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4), 225.52 feet to the true point of beginning;

Thence South $0^{\circ}54'10''$ West, 1,099.76 feet;

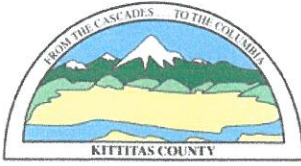
Thence North $88^{\circ}35'02''$ West, 768.33 feet;

Thence North $62^{\circ}17'43''$ East, 95.74 feet;

Thence North $48^{\circ}25'23''$ East, 397.43 feet;

Thence North $27^{\circ}34'28''$ East, 871.36 feet to the true point of beginning.

(ALSO KNOWN AS TRACT 4 OF VOLUME 2 OF SURVEYS PAGE 76)



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SEPA ENVIRONMENTAL CHECKLIST

FEE ~~\$225.00~~ 400.00

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 not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

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

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

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

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

TO BE COMPLETED BY APPLICANT

FOR STAFF USE

A. BACKGROUND

1. Name of proposed project, if applicable:

Bensch Rezone & 2 Lot Short Plat

2. Name of applicant:

Stanley & Kay Bensch

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

5944 Road 13.2 NW, Ephrata, WA 98823 (509) 754-1822 Kay or Stan

4. Date checklist prepared:

11/01/07

5. Agency requesting checklist:

Kittitas County



DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

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

Preliminary Approval - Spring 2008

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

Not at this time

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

None

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None

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

Does not apply

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Project rezone from Forest & Range-20 to Rural-3 and 2 Lot Short Plat on 7.62 acres

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

880 South Cle Elum Ridge Road, Cle Elum, WA
Parcel #19-15-08010-0015
NE 1/4 of NE 1/4 of Sec 8, Twp 19N, Rge 15E

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

b. What is the steepest slope on the site (approximate percent slope)?
+/- 7%

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 and Sandy Loam

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 proposed at this time

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)?

Less than 3%

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

None proposed

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.

No construction planned at this time

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

None known

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 names. If appropriate, state what streams or river it flows into.

Seasonal stream - Tillman Creek

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

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

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.

No

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.

The existing residence obtains water through Reservoir Hill Water Association

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.

The existing residence is served by an on-site septic system

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.

All storm runoff will flow naturally and be absorbed by the natural vegetation. IE: Large evergreens and other seasonal plants.

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:

None proposed at this time

4. PLANTS

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: _____

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

None

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:

Site to remain as is, with no known changes at this time

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: _____

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.

None known

d. Proposed measures to preserve or enhance wildlife, if any.

No changes planned

6. ENERGY AND NATURAL RESOURCES

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

The existing residence is served by electric heat

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 at this time, other than minimal use of electric power

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.

1) Describe special emergency services that might be required.

Fire and EMS

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

None associated with this proposal

b. Noise

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

None

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.

Single family residence

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

None proposed

8. LAND AND SHORELINE USE

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

Single family residence, both full and part time use

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

No

c. Describe any structures on the site.

Single family residence, several small storage bldgs & cabana

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

No

e. What is the current zoning classification of the site?
Forest and Range

f. What is the current comprehensive plan designation of the site?
Rural-3

g. If applicable, what is the current shoreline master program designation of the site?
Does not apply

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?
2 to 5

k. Proposed measures to avoid or reduce displacement impacts, if any.
None proposed at this time

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.
Project is consistent with the comprehensive plan, the rural land element & KCC 17.30 (R-3)

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
None with this proposal

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.
None at this time

c. Proposed measures to reduce or control housing impacts, if any.
None proposed

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?
+/- 10 feet

b. What views in the immediate vicinity would be altered or obstructed?
None

c. Proposed measures to reduce or control aesthetic impacts, if any.
None proposed at this time

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Residential lighting, mostly at night

b. Could light or glare from the finished project be a safety hazard or
No

interfere with views?

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

None

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

All lighting will be pointed down and away from roads and drivers

12. RECREATION

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

Hiking, bicycling, snowmobiling, skiing and hunting are nearby

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 at this time

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.

None known

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.

Does not apply

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.

Westside Road to South Cle Elum Ridge Road. Two driveways are currently on the parcel from the road.

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

No, Cle Elum is about 5 miles away

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

On site parking for 2 to 4 vehicles at current residence. None to 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).

No

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

No

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

10 to 15 trips per day

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

None proposed at this time

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.

No

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

None proposed at this time

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.

None at this time

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: Kay Bensch

Date: 3-8-08

Print Name: Kay Bensch

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

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

FOR STAFF USE

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? Proposed measures to avoid or reduce such increases.

This rezone should not increase any of the above items very much. The use of the land will remain single family residence, most likely as a vacation or secondary home.

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.

Normal land protection during any construction that may take place. Landscaping to remain with native vegetation.

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

Should not cause changes to the environment, other than placement of utility lines, etc. when another single family dwelling is built.

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.

I am not aware of any areas that would be impacted by this request.

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.

I do not believe that this proposal will impact any of these items.

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).

Only one additional single family residence would be proposed.

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

I am not aware of anything that would be a conflict with these laws.
