

# 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

"Building Partnerships – Building Communities"

## COMPREHENSIVE PLAN AMENDMENTS DOCKETING

(Proposing a text or map amendment as part of annual docketing, pursuant to KCC 15A.10 and KCC 17.98)

CHECK THE APPROPRIATE BOX(ES) SHOWING WHICH TYPE OF AMENDMENT IS REQUESTED:

COMP PLAN MAP ☐

COMP PLAN TEXT ☒

**NOTE:** 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.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

### REQUIRED ATTACHMENTS

- ☒ Site plan of the property with the following features (as applicable): all buildings, points of access, roads, parking areas, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, natural features such as contours, streams, gullies, cliffs, etc.
- ☒ SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800) Exempt
- ☒ Project Narrative responding to Questions 9-12 on the following pages.

### APPLICATION FEES:

\$2,140 TEXT AMENDMENT: Kittitas County Community Development Services (KCCDS) –OR–

\$2,140 MAP AMENDMENT: Kittitas County Community Development Services (KCCDS)

\$560 SEPA Checklist: Kittitas County Community Development Services (KCCDS)

**\$2,700 Total fees due for this application (One check made payable to KCCDS)**

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

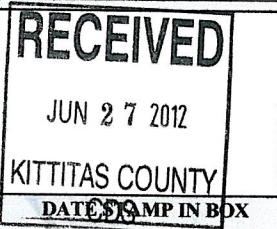
Mandy Weed

DATE:

6/27/12

RECEIPT #

00014531



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

FORM LAST REVISED: 04-21-2011

Page 1 of 3

**GENERAL APPLICATION INFORMATION**

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

*Landowner(s) signature(s) required on application form.*

Name: Brothers Venture, LP  
Mailing Address: 1535 - 12th Lane  
City/State/ZIP: Fox Island, WA 98333  
Day Time Phone: 253-303-1481  
Email Address: ronaldhlaron@comcast.net

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

*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: Ron Larson  
Mailing Address: P.O. Box 563  
City/State/ZIP: Fox Island WA 98333  
Day Time Phone: 253-303-1481  
Email Address: ronaldhlaron@comcast.net

**3. Name, mailing address and day phone of other contact person**

*If different than land owner or authorized agent.*

Name: N/A  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**4. Street address of property:**

Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_

**5. Legal description of property (attach additional sheets as necessary):**

Parcels A, B, C, D of that certain Survey as recorded August 26, 2004 in Bk. 30 of surveys,  
Page 129. (see attached for complete description)

**6. Tax parcel number:** (A) 761133; (B) 322733; (C) 20998; (D) 20999

**7. Property size:** (A) 13.59ac; (B) 12.87ac; (C) 12.03ac; (D) 19.61ac. (acres)

**8. Land Use Information:**

Zoning: Urban Residential

Comp Plan Land Use Designation: Residential

Page 2 of 3

Ⓐ 18-18-20020-0020  
Ⓑ 18-18-20020-0023

Ⓒ 18-18-20020-0024  
Ⓓ 18-18-20020-0025

**BOWERS FIELD AIRPORT SAFETY ZONE PLAN****KCC #17.58**

This Proposed Amendment to KCC 17.58 is specific and affects the interpretation of Chapter 17.58.050 with respects to **Dwelling Density Restrictions** within the Zones.

At the time the Bower Field Airport Overlay Zoning District was adopted, 17 July 2001, zoning within the UGA of Ellensburg was generally AG-3 which means, one dwelling unit per three acres could be developed. Since then all of the zoning on lands within the UGA have been changed, thus creating interpretation conflicts within KCC 17.58.

Kittitas County land-use zoning designations for lands within the City's UGA were not in compliance with the State's Growth Management Act. In 2007/8, through legislative order, the County Commissioners directed, and subsequently approved, a revision to the zoning code ordinance, changing land usage for development to Urban Residential (U-R).

Subsection 1.a of Chapter 17.58.050 states "In addition to the airport overlay zoning district (Safety Zones) development requirements and restrictions set forth in subsections (A)(2) through (9) of this section and in the table in subsection (B) of this section, *all uses and activities are at all times subject to the requirements of the underling zoning district. Where the requirements and restrictions imposed by the airport overlay zoning district surface and safety zones conflict with the requirements of the underlying zoning district, the more restrictive requirement shall be applied.*"

Subsection (A)(2) – (9) and subsection (B) define the restrictions for development within the six Safety Zones. With respect to Zones 2, 3, 4 and 6, it states. "Inside the existing Ellensburg Urban Growth Area (UGA) the average density will be one dwelling unit per one acre at the date of adoption of this ordinance". On Pioneer, Sanders, Look, Elmview, Faloon Roads, this is the case.

Within Zone #3, paragraph #4 states;

"Inside the existing Ellensburg (UGA) for lands zoned agriculture – 3, the average density will be one dwelling unit per three acres on the property at the date of adoption of this ordinance".

Within Zone #3, paragraph #5 states:

"Inside the existing Ellensburg (UGA) for lands zoned Urban Residential or Rural Residential the average density WILL BE one dwelling unit per one acre on the property at the date of adoption of this ordinance".

**There are no-longer lands within the Ellensburg UGA, Zoned AG-3.**



Airport Safety Zone #2 Overlay (district) is a much higher risk zone area for aircraft accidents because, it lies under the approaches to Bower Field runway 29 yet, this ordinance allows development of one dwelling unit per acre, under specific circumstances.

The language in this ordinance places not one density restriction but, *two* on land currently zoned for four dwelling units per acre only within the Safety Zone #3 district.

Researching public records of Kittitas County Planning Commission and Commissioner Meetings leading up to the July 2001 adoption of KCC 17.58:

- In the April 24th public hearing minutes, public works director, Paul Bennett, stated on page 8,9,10 of the minutes it was his opinion, land that was annexed to the City, currently zoned AG-3, would be rezoned to 1 dwelling unit per acre, and met the requirement or intent of the safety overlay.
- A letter submitted by Robert Witkowski, director of the City Department of Community Development, pages 16 – 19 of the April meeting minutes, also recommends that land that is annexed into the City have a dwelling density of 1 unit per acre The City does not have any zoning districts with a dwelling density less than that.
- The SEPA Environmental check list “Changes to Airport” Ch. 17.58, pages 31 – 37 in the April 24<sup>th</sup> minutes, also stipulates that lands under the safety zones of the Bower Field vale be developed with maximum densities of one dwelling unit per acre. Section B) “Airport Overlay District Development Regulation”, subsection (8) goes on to state --- “maximum residential density within the UGA will be one acre” ----. And subsection (11c) Zone 3: “shall have a 50% open space requirement”.

The wording included in this ordinance “AT THE DATE OF ADOPTION of THIS ORDINANCE {JULY 17, 2001}.” is not mentioned at any time leading up to final adoption. Why was that? Who put it into the text? Under whose authority? Was it a clarification that, so long as zoning remained AG-3 the restriction applies? Or, was the author trying to preempt any decision by the County and or City Commissioners to restrict development on this land regardless of what future zoning designations are placed?

There was a concern expressed during the public hearings leading up to the adoption of this ordinance that proposed language used in the plan may have the appearance the County is “Taking away the rights” of landowners to develop their property. Now, eleven years down the road, it appears this concern has come to fruition.

Per the SEPA Check List, dwelling density development within Safety Overlay Zone #3 shall never be greater the one dwelling unit per acre.

In all of the research completed, there is neither support nor reason for keeping these eight words in this ordinance. “AT THE DATE OF ADOPTION of THIS ORDINANCE {JULY 17, 2001}.” The City boundary is moving West. The UGA abuts the southern border of Bower Field and higher density developments are currently planned for the area. One school of thought is to remove the down-wind approach to runways 7/25 and keep all aircraft traffic on the north side of the airport.



This would reduce noise pollution, remove liability of aircraft landing off-field on the south side and remove the possibility of collateral damage to private property.

Much has changed since 2001. Most of it has been positive and anticipated. The State required zoning compliance within adopted UGA's, the economy is pretty much in the toilet, political issues are quite different and needs trump what we may like. But, when issues of interpretation by the public and, in this case, City Staff trying to comply with written policy, it is time to consider cleaning up that what is misunderstood, even if it means change.

**10. Transfer of Development Rights: N/A**

**11. For map amendments** attach the following additional information for **each** parcel involved: N/A

**12. For text amendments**, attach the following additional information:

- a. Identify the sections of the Comprehensive Plan and Zoning Ordinance that you are proposing to change and provide the proposed wording.

KCC 17.58.050(2) Zone "3" (3. & 4. & 5.):

3. "Outside of the existing Ellensburg Urban Growth Area (UGA) the average density will be one dwelling unit per three acres on the property".
4. "Inside the existing Ellensburg Urban Growth Area (UGA) for lands zoned Agriculture – 3 the average density will be one dwelling unit per three acres on the property".
5. "Inside the existing Ellensburg Urban Growth Area (UGA) the average density will be one dwelling unit per one acre on the property".

KCC 17.58.050A(2) Zone 4, & 6(2. & 3.):

2. "Outside of the existing Ellensburg Urban Growth Area (UGA) the average density will be one dwelling unit per three acres on the property".
3. "Inside the existing Ellensburg Urban Growth Area (UGA) for lands zoned Urban Residential or Rural Residential the average density will be one dwelling unit per one acre on the property".

**PROJECT NARRATIVE**

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- ✓ 9. Narrative **project description:** For all proposed Comp Plan amendments, provide the following information:
- Why is the amendment needed and being proposed?
  - How does the proposed amendment consistent with the County-Wide Planning Policies for Kittitas County?
  - How is the proposed amendment consistent with the Kittitas County Comprehensive Plan?
  - How have conditions changed that warrant a comprehensive plan amendment?
10. **Transfer of Development Rights:** According to KCC 17.13.080.2 some comprehensive plan amendments require a transfer of development rights. This process is described in KCC 17.13. Please describe whether this amendment will require transferred development rights, and if they are required, describe how this requirement will be met.
11. For **map amendments** attach the following additional information for each parcel involved:
- Parcel Information
    - Tax parcel number(s)
    - Total Acreage
    - Site Address
    - Owner
    - Mailing Address
    - Owner's Home Phone Number
  - Land Use Information
    - Current and proposed comprehensive plan designation
    - Current and proposed zoning designation
    - (Note: Rezone requests require separate Rezone application and fee).
    - Present use of the property
    - Surrounding land use
  - Services:
    - Whether the site is currently served by sewer or septic
    - Name of sewer purveyor (if on public sewer system).
    - Whether the site is currently served by a public water system or well
    - Name of water purveyor (if on public water system)
    - Whether the site is located on a public road or private road.
    - Name of road
    - Fire District
- ✓ 12. For **text amendments**, attach the following additional information
- Identify the sections of the Comprehensive Plan and Zoning Ordinance that you are proposing to change and provide the proposed wording.

**AUTHORIZATION**

13. 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.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:  
(REQUIRED if indicated on application)

X Ronald H Larson

Date:

6/26/12

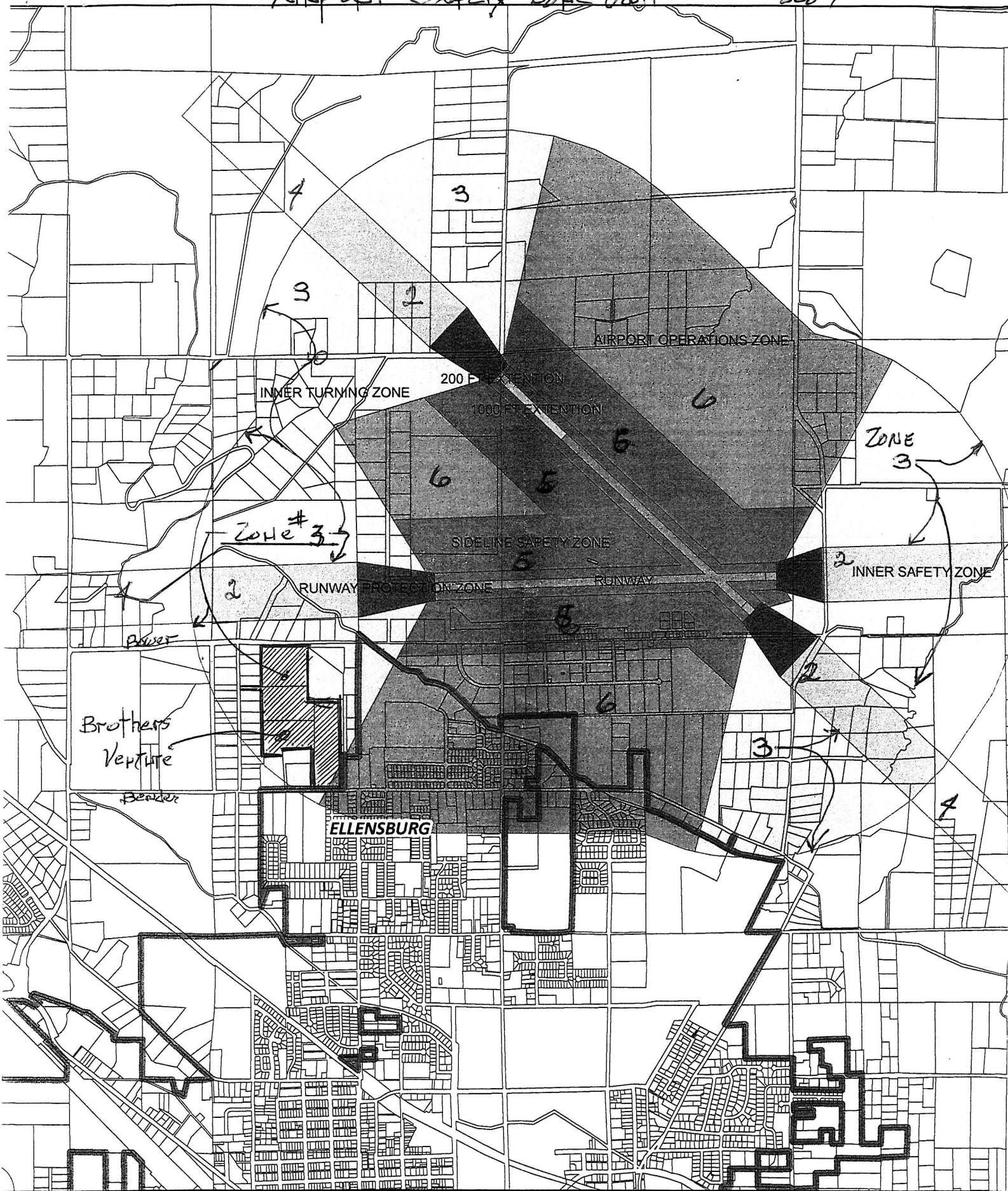
Signature of Land Owner of Record  
(Required for application submittal):

X Ronald H Larson

Date:

6/26/12  
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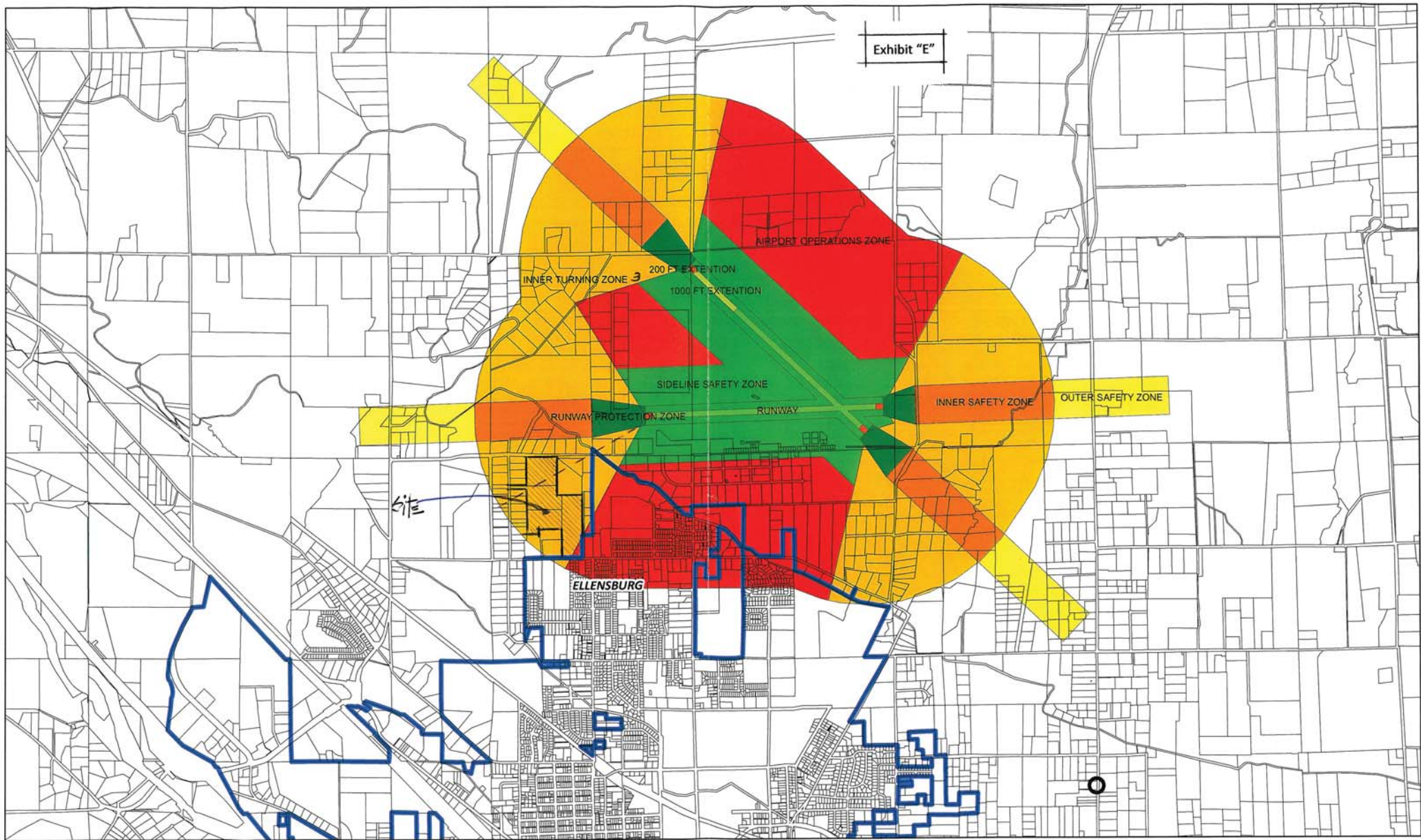
# Airport Safety Zone Vail 2007



13,000

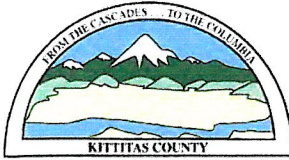
26,000  
Feet





Disclaimer: Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data provided, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any misuse or representations by others regarding this information or its derivatives.





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# SEPA ENVIRONMENTAL CHECKLIST

### 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 non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For non-project 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.

### APPLICATION FEES:

490.00 Kittitas County Community Development Services (KCCDS)

70.00 Kittitas County Department of Public Works

**\$560.00 Total fees due for this application** (One check made payable to KCCDS)

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

Nancy Reed

DATE:

6/27/12

RECEIPT #

00014531



DATE STAMP IN BOX

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FORM LAST REVISED: 4-21-11

Page 1 of 11

**TO BE COMPLETED BY APPLICANT**

**FOR STAFF USE**

**A. BACKGROUND**

1. Name of proposed project, if applicable:

Amend KCC78.58(2) Zones 3,4,6.

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2. Name of applicant:

Ronald H. Larson

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

P.O. Box 563, Gig Harbor WA 98333 253/303/1481

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4. Date checklist prepared:

06-26-2012

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5. Agency requesting checklist:

Kittitas County Community Development

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

N/A

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

N/A

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

N/A

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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.

No

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

N/A

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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.)

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To remove ambiguous language in the Ordinance that no long applies.



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## B. ENVIRONMENTAL ELEMENTS

## 1. Earth

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## 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.

N/A

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

N/A

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

N/A

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.

N/A

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.

N/A

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.

N/A

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

N/A

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

N/A

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.

N/A

- 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.

N/A

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.

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.

N/A

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

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

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: N/A

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

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

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

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: N/A



b. List any threatened or endangered species known to be on or near the site.  
N/A

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c. Is the site part of a migration route? If so, explain.  
N/A

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

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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.

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N/A

b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe.

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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.

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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.

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N/A

1) Describe special emergency services that might be required.

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

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b. Noise

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

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N/A

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.

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

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8.

LAND AND SHORELINE USE

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

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

c. Describe any structures on the site.  
Dwellings

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

e. What is the current zoning classification of the site?  
Ag-3 and Urban Residential

f. What is the current comprehensive plan designation of the site?  
Ag-3 and Urban Residential

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?  
N/A

i. Approximately how many people would the completed project displace?  
N/A

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

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

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

9.

HOUSING

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

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

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

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?  
N/A

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

7 of 11

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

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11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A

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

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

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

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12. RECREATION

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

N/A

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- b. Would the proposed project displace any existing recreational uses? If so, describe.

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- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

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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.

N/A

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

N/A

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

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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.

N/A

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

- 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).

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

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

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

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.

N/A

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

16. UTILITIES

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

N/A

- 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.

\_\_\_\_\_  
\_\_\_\_\_

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: Ronald H. Larson  
Print Name: Ronald H. Larson

Date: 06-26-2012

**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.

N/A

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

N/A

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

N/A

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

N/A

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

N/A

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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).

N/A

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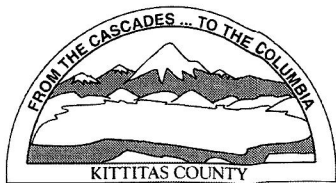
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7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

N/A

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KITTITAS COUNTY PERMIT CENTER  
411 N. RUBY STREET, ELLENSBURG, WA 98926

**RECEIPT NO.: 00014531**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 025701

**Date:** 6/27/2012

**Applicant:** BROTHERS VENTURE LP

**Type:** check # 5018

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
CP-12-00003	COMP PLAN TEXT AMENDMENT FEE	2,140.00
CP-12-00003	SEPA	490.00
CP-12-00003	PW SEPA	70.00
	Total:	2,700.00