

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

**RECEIPT NO.: 00016487**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

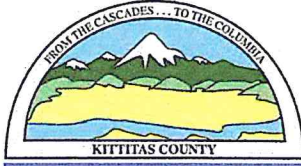
**Account name:** 025799

**Date:** 2/8/2013

**Applicant:** MATT WEBB

**Type:** check # 2037

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SE-13-00002	CDS SEPA FEE	490.00
SE-13-00002	PW SEPA	70.00
	Total:	560.00



## KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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"Building Partnerships – Building Communities"

## 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 of your proposal are significant, requiring preparation of 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 area" respectively.

### APPLICATION FEES:

490.00 Kittitas County Community Development Services (KCCDS)

70.00 Kittitas County Department of Public Works

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

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE:  
2/8/13RECEIPT #  
16487

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

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:

Webb Home Occupation

2. Name of applicant:

Matt & Jessi Webb

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

6280 Badger Pocket Road, Ellensburg WA 98922

4. Date checklist prepared:

1-31-2013

5. Agency requesting checklist:

Kittitas County Community Development Services Dept.

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

The project is ready to start as soon  
As approvals are granted.

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

There are no additional plans for this property at the current time.

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

On July 31st, 2012 Kittitas County Conducted a Critical Areas review of the proposal and property.

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 other applications are pending for governmental approvals affecting this property.

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

Possibly a access permit from Kittitas County Department of Public Works.

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.)

Webb proposes a Home Occupation facility holding events, but not limited to weddings, graduations, etc. See Project Narrative.



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.

This proposal is located 8 miles southeast of Ellensburg at 6280 Badger Pocket Road, in a portion of Section 36, T17N., R19E. Parcel numbers 17-19-36000-0016 & 17-19-36000-0025. See Surveyed maps submitted with application.

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

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

The site is an existing flat driveway with an average depth 5/8 minus rock along with fenced in pasture, horse, & farm lands

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

Estimate 0% slope as the site is flat.

- 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.

Please see the Critical Areas report for identification of soils. Majority of the site where this proposal is to take place is on an existing driveway that contains an average depth of 5/8 minus rock.

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

Not to our knowledge.

- e. Describe the purpose, type, and approximate quantities of any filing or grading proposed. Indicate source of fill.

No grading will occur other than the normal maintenance of the parking area and other landscaping amenities that could occur due to this type of proposal. As for filling crushed rock could be brought as part of ongoing maintenance of the existing driveway (possibly 20 cyds of 5/8 minus of crushed rock)

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

No. The main site currently is a driveway that has been used for past and present agricultural uses. The site has an existing barn and parking areas along with a small existing fenced in pasture area where wedding ceremonies would be held.

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

The site is an existing residence with accessory buildings that will be used as part of this proposal. The parking area has always been covered with crushed rock. Barns are have been built and on the property due to agricultural practices. (estimated less than 1% due to the existing structures)

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

No measures are need as there has been no erosion issues in the past on the property. The immediate area surrounding the proposal could be aesthetically enhanced through landscaping. this landscaping could help in the controlling erosion if erosion occurs or other impacts to the earth.



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 from standard vehicles would occur on site as part of holding events of this nature..

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

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Other than the standard vehicle traffic on Badger Pocket Road and adjacent farming practices and equipment, none to our knowledge.

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

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Do not foresee vehicle emissions issue. This proposal is a home occupation that would catered to weddings, graduations and other like events.

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.

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Badger Creek is approximately 900 plus feet away from the proposal staring at the property line. Directly adjacent to the north is an existing irrigation ditch. Our farmed property also contains irrigation shares pertinent to the property.

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.

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No as the proposal is using existing structures and is also 900 plus feet away from Badger creek.

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.

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None.

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

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No water withdrawals or diversions from Badger Creek will occur. The property also contains irrigation shares pertinent to the property.

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

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No. Please see Critical Areas Report issued on 7-31-2012 by Kittitas County.

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.

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No. This proposal proposes to contract with a local Portable Toilet Company for septic needs.

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.

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No groundwater will be withdrawn as part of this proposal. This proposal is for events only and is proposed as a dry facility where events are providing catering including water and the applicant providing portabel toilets that will be supplied for events from a local company.

2) Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic

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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.

This proposal proposes to contract with a local Portable Toilet Company for septic needs therefore there will be no discharge into the ground.

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.

There is very little runoff if any. The site is flat and what water is on the ground will be absorbed by the existing ground.

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

At this time no. If a septic system is applied for and installed waste materials would enter the ground as part of the local health departments permitting and approval process.

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

Landscaping measures could be used as possible measures to control runoff water if needed.

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?

No vegetation will be removed as this proposal is using existing structures etc. If anything, vegetation could be altered with new landscaping being used for aesthetic purposes as part of this proposal.

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

None of our knowledge. This site is a residence on existing agricultural ground.

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

Landscaping could occur on site as part of this proposal to enhance the

5. ANIMALS aesthetics.

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 to Our Knowledge. This site is a residence and associated buildings on existing agricultural ground.
- c. Is the site part of a migration route? If so, explain.  
Not to our knowledge nor was identified in the 7-31-2012 Critical Areas review completed by Kittitas County.
- d. Proposed measures to preserve or enhance wildlife, if any.  
None.

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.  
Power is currently at the proposed site. It is proposed that participants who camp over night etc bring their own source of power/generator.
- 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.

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.  
Standard Vehicle/equipment fluids (oil, gas etc.) could be a result of this proposal. Water is on site that can be used for fire suppression.  
1) Describe special emergency services that might be required.  
All event participants will be required to sign a liability waiver indemnifying the landowner during all events etc.  
2) Proposed measures to reduce or control environmental health hazards, if any. This project proposes to use portable toilets and is using an existing driveway covered in rock for parking etc that reduces the environmental risk.
- b. Noise  
1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?  
There is existing farm noise due to agricultural practices that could affect this proposal along with traffic off of Badger Pocket Road. This proposal is on private property.  
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.  
This proposal would include entertainment in the form of music. This music noise would be associated with types of events being held as this home occupation. The noise could be anywhere from 10 am to 10 pm depending upon the type of event. The applicant has proposed that it will abide by the Kittitas County noise code and require live music/DJ to end at 10 pm.  
3) Proposed measures to reduce or control noise impacts, if any.  
Due to the location the closest neighbor is 100 feet away across the street. The existing landscaping associated with the residence will serve as a noise buffer to the neighbor across the street and buffer from possible events within the fenced in pasture area. The existing vegetation contains a Cottonwood/Willow treeline with a height of 20 plus feet. Other neighbors are an estimated 1000 to 3000 feet away. Additional measures to control noise is the Barns structure holding the events can close the barn doors facing west towards the closest neighbor.



8.

LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?  
The current use of the site is an existing residence with associated outbuildings. Adjacent properties are residences on larger parcels that are being farmed and also zoned Commercial Ag. Furthermore, adjacent farm ground has been subdivided in smaller parcels for residential purposes.
- b. Has the site been used for agriculture? If so, describe.  
The property has and a portion continued to be used for agricultural. Where the proposed facility is located at is on the existing driveway and using the existing structures.
- c. Describe any structures on the site.  
A single family residence along with associated buildings (barns, tack room, loafing shed, farm silos etc)
- d. Will any structures be demolished? If so, what?  
None
- e. What is the current zoning classification of the site?  
Commercial Agriculture
- f. What is the current comprehensive plan designation of the site?  
Commercial Agriculture
- g. If applicable, what is the current shoreline master program designation of the site?  
There is no shoreline designation as there is no creek on the proposed site or property.
- 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? Anywhere from 5-10 people
- k. Proposed measures to avoid or reduce displacement impacts, if any.  
None as no displacement is occurring.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

9.

HOUSING This proposal is consistent with the Comprehensive Plan by being allowed as a conditional use in the Commercial Ag. zoned (KCC 17.31.030.10 "Home Occupations", therefore is compatible with the projected land uses and plans.

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.  
No housing units are proposed.
- 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

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?  
The tallest height of the existing structures on site is 25 plus feet
- b. What views in the immediate vicinity would be altered or obstructed?  
There will be no views altered or obstructed on this private land. As this proposal is surrounded and protected by trees fronting on Badger Pocket Road.

- c. Proposed measures to reduce or control aesthetic impacts, if any.  
Due to its location being off Badger Pocket Road and the existing tree line along the road the aesthetic impact is minimal to none. As for the access into the propose site the applicant understands that there could be light glare associated with vehicles leaving at night therefore is willing to provide some vegetation control to lessen that impact.

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
There could be reflective light off of lighting equipment associated with events. The reflective glare could occur during daylight hours from the existing structures. The actual headlights from event participants would be during low light periods (dusk & night)
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
Not to our knowledge.
- c. What existing off-site sources of light or glare may affect your proposal?  
There could be off site sources of light from traffic associated with Badger Pocket Road and the adjacent neighbors.
- d. Proposed measures to reduce or control light and glare impacts, if any.  
As for the access into the propose site the applicant understands that there could be light glare associated with vehicles leaving at night or low light periods therefore is willing to provide some vegetation control to lessen that impact.

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
Within the immediate vicinity there is no designated & informal recreational opportunity.
- b. Would the proposed project displace any existing recreational uses?  
If so, describe. No. Due to this being a private endeavor on private land this proposal will not displace any existing recreational uses.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
None. This proposal is on private land.

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.  
Not to our knowledge.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.  
Not to our knowledge.
- c. Proposed measures to reduce or control impacts, if any.  
None

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.  
This proposal could be accessed from I-90 to Clemens Road to Badger Pocket Road.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
No. City of Ellensburg is the closest stop being an estimated 8 plus miles from this proposal.
- c. How many parking spaces would the completed project have? How many would the project eliminate?  
There will be designated area of 6 acres for general and overnight parking.
- 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).  
There would be no new roads or streets required.
- 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.  
It is not known at this time, nor did the proposal identify a # of parking spaces since weddings, graduations and like events could have more than 40 vehicles attending.
- g. Proposed measures to reduce or control transportation impacts, if any.  
There are no measures proposed other than Kittitas County Public Works requiring a paved apron prior to final approval and access limited to the existing approached. Kittitas County Public Works Department also conducted a "Transportation Concurrency Review" (TC-12-00007, dated 9-18-2012), determining that there are no impacts expected based on the proposed use and application materials. Therefore no limitations was placed on the amount of vehicles allowed as part of this proposed use.

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.  
This proposal has been reviewed by the County Fire Marshal and inspected. The applicant was required to establish locations for fire extinguishers satisfying the County Fire Marshal's requirements addressing and satisfying life and safety issues as part of special event applications. Contracting out with a local portable toilet company and requiring events to provide catering reduces the need for public services and health care. The applicant being required to obtain a L & I (labor & industry) inspection proves that additional life and safety issues have been addressed accordingly. Since this proposal isn't establishing residential units and is a seasonal use there are no increase services required for schools. Since this a home occupation providing events on private property there is no increase need for police protection.
- b. Proposed measures to reduce or control direct impacts on public services, if any.  
No measures needed.

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 for the existing residence only. Water is on site through a use of a well. Frost free hose bids are located on the property and close to existing barns that can provide as additional fire protection.
- 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.

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

No utilities are needed as everything currently exists on site.

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: Matt Webb

Date: 2-8-13

Print Name: MATT WEBB

**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.

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

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.

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

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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.

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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.

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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).

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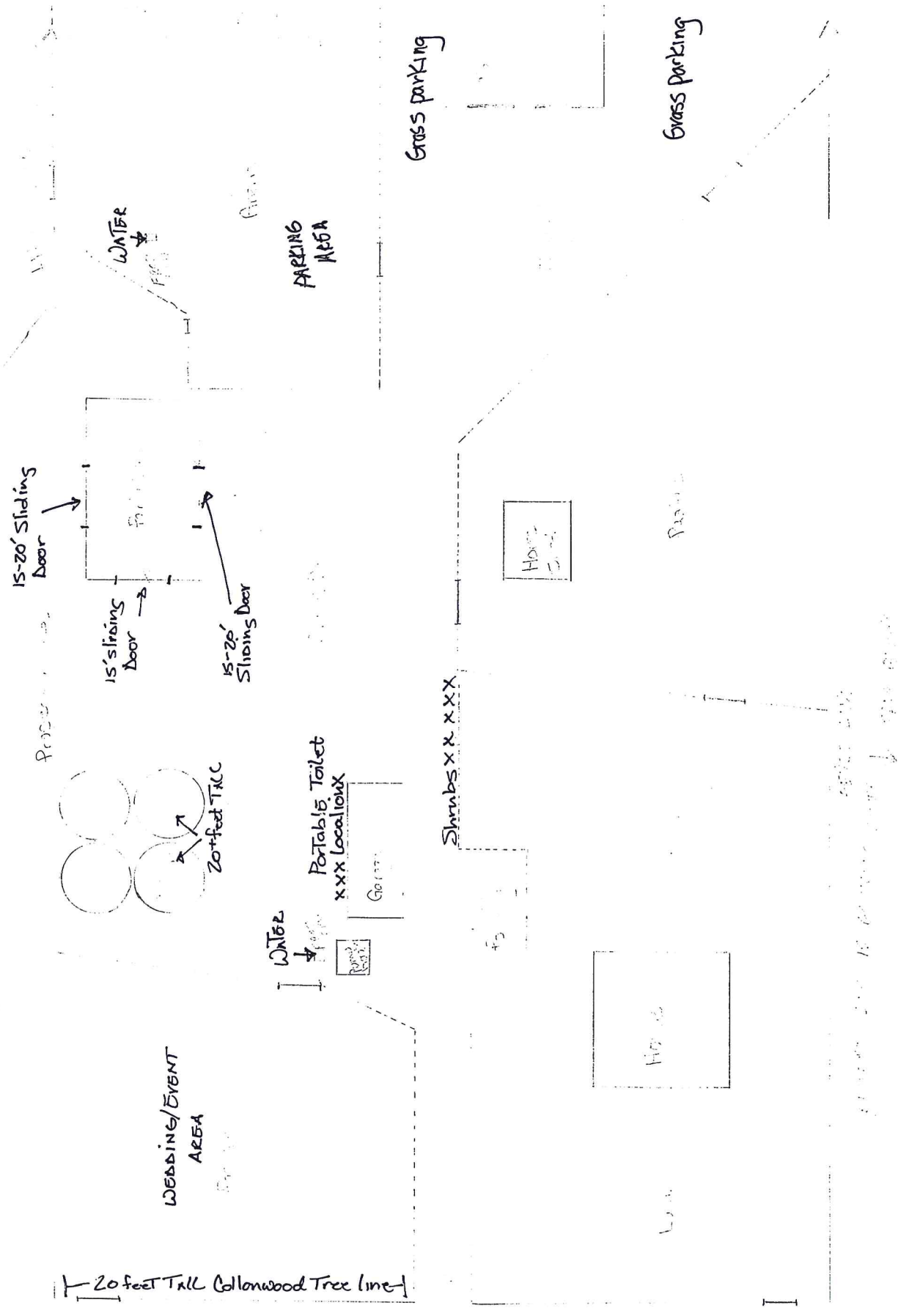
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7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

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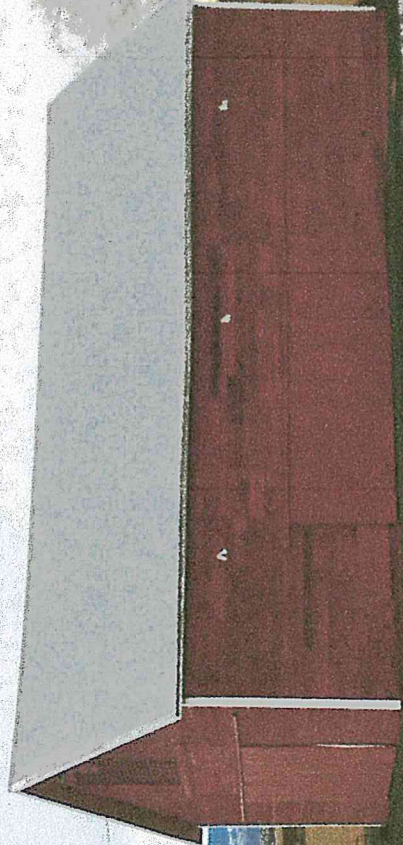


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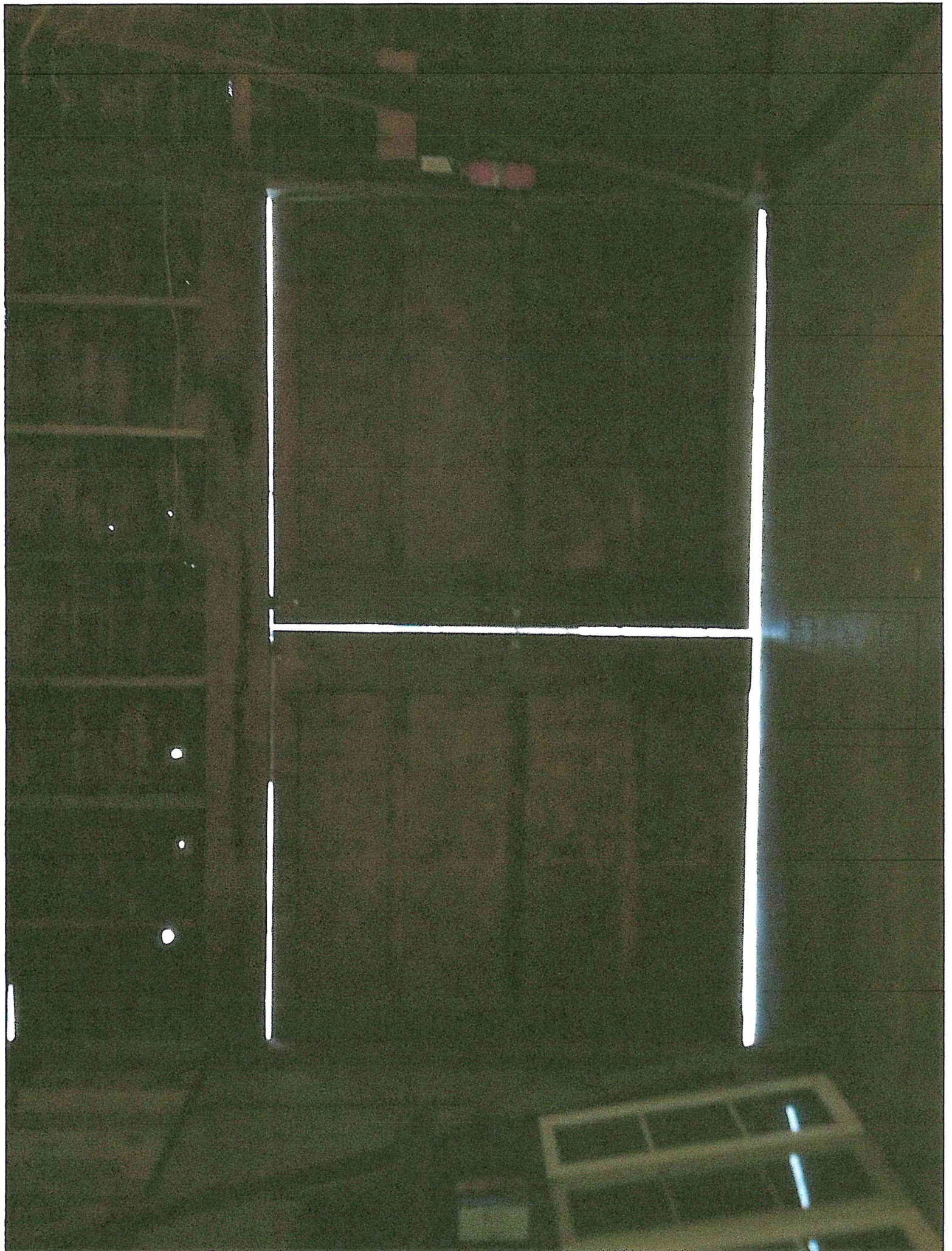
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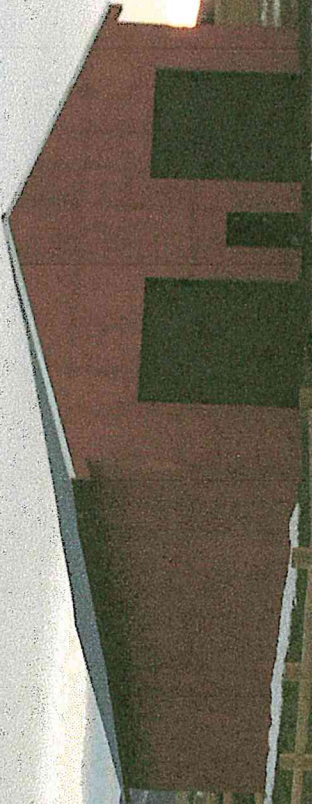
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