

COMPREHENSIVE PLAN AMENDMENT DOCKETING FORM

I. CHECK THE APPROPRIATE BOXES

COMP PLAN MAP

COMP PLAN TEXT

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

II. GENERAL INFORMATION

A. APPLICANT'S NAME: BDG Partnership
MAILING ADDRESS: P.O. Box 1198
North Bend, WA 98045
E-MAIL ADDRESS: furyconstruction@msn.com
BUSINESS PHONE: 425-888-1596 HOME PHONE: 425-888-1014

B. AGENT'S NAME: Denis Fury
MAILING ADDRESS: 14536 415th Avenue SE
North Bend, WA 98045-9467
E-MAIL ADDRESS: furyconstruction@msn.com
BUSINESS PHONE: 425-888-1596

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

D. LIST OF 500 FOOT ADJOINERS – PLEASE ATTACH. If adjoining parcels are owned by the applicant, the 500 feet extends from the farther parcel. If the parcels is within a subdivision with a Homeowners or Road Association, please include the address of the association. (Required on all applications for notification purposes)

III. FOR MAP AMENDMENTS

A. TAX PARCEL NUMBER(S): 146835, 951718, 951719, 951720
TOTAL ACREAGE: 221
SITE ADDRESS: XXXX East Kachess Road #4818 (A.K.A. #2105)
OWNER(S): BDG Company
MAILING ADDRESS: P.O. Box 1198
North Bend, WA 98045
HOME PHONE: 425-888-1014

(Additional sheets may be attached if more than one parcel is involved)

- B. EXISTING COMPREHENSIVE PLAN DESIGNATION:
Commercial Forestry
- C. EXISTING ZONING:
CF
- D. PROPOSED COMPREHENSIVE PLAN DESIGNATION:
F-R
- E. PROPOSED ZONING DESIGNATION *:
FR
- F. THE PRESENT USE OF THE PROPERTY IS:
Recreational
- G. SURROUNDING LAND USE:
Commercial Forestry/Recreational

H. SERVICES

Please provide the following information regarding the availability of services.

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

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

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

Name of road: East Kachess Road #4818 (A.K.A. #2105)

Fire District #: USFS

IV. FOR TEXT AMENDMENTS N/A

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

V. FOR ALL AMENDMENTS

A. Why is the amendment needed and being proposed?

The parcels consist of approximately 221 acres and are under private ownership. The private ownership consists of parcels ranging from 32.5 acres to 90.6 acres. All the parcels are encumbered by sensitive areas all but negate the commercial harvesting of timber. This proposal will allow the property owners another more reasonable usage of the parcel for seasonal recreation.

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

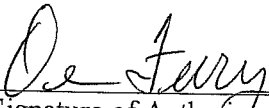
Due to the collapse of the timber industry over the last couple of decades there will be need of additional revenues from land such as these. The comprehensive plan amendment and rezone is consistent with the policy GPO 2.140 whereby the County is to encourage clustered residential developments on adjacent non-commercial forest lands. These parcels, due to topographical restraints, are ideal for clustered configuration recreational u

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

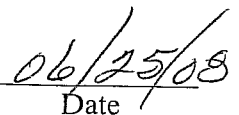
Under the presently adopted comprehensive plan (adopted May 18, 2008) GPO 8.19, it states "clustering of residential development to commercial ...should be encouraged." The open space in the clustered development may buffer adjacent natural resource land from development. Also under GPO 8.9 it states projects or developments which result in the significant conservation of rural lands or rural character will be encouraged.

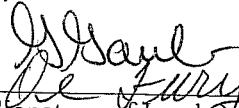
D. How have conditions changed that warrant a comprehensive plan amendment? Additional sales of larger tracts have occurred to private ownership who desire to increase recreational and seasonal uses.

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

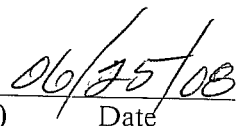


Signature of Authorized Agent
Robert Baillie

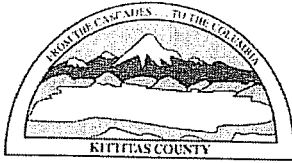

Date



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


Date

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



KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

REZONE APPLICATION

(To change from the existing zone to another zone)

KITITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, 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

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 500 FEET OF THE SUBJECT PARCEL(S). IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THEN THE 500 FOOT AREA EXTENDS FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS' OR ROAD ASSOCIATION, THEN PLEASE INCLUDE THE MAILING ADDRESS OF THE ASSOCIATION.
- SITE PLAN OF THE PROPERTY WITH ALL PROPOSED 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
- REQUESTED ZONE CHANGE: FROM Commercial Forest to Forest Range

APPLICATION FEE:

\$2550 (\$2150 Rezone + \$400 SEPA) to Kittitas County Community Development Services Department (KCCDS)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY: (CDS STAFF SIGNATURE)	DATE:	RECEIPT #	DATE STAMP HERE
NOTES:			

1. **Name, mailing address and day phone of land owner(s) of record:**
Landowner(s) signature(s) required on application form.

Name: BDG Partnership
Mailing Address: P.O. Box 1198
City/State/ZIP: North Bend, WA 98045
Day Time Phone: 425-888-1596
Email Address: furyconstruction@msn.com

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: Denis Fury
Mailing Address: 14536 415th Avenue SE
City/State/ZIP: North Bend, WA 98045-9467
Day Time Phone: 425-888-1596
Email Address: furyconstruction@msn.com

3. **Street address of property:**

Address: Approximately at mile 2.0 East Kachess Road
City/State/ZIP: Easton, WA 98925

4. **Legal description of property:**

Lots 2 - 4 Kttitas BLA 07-051 as filed under Recording No. 200803190067 surveys volume 34, pages 235 through 237

5. **Tax parcel number:**

146835, 951718, 951719, 951720

6. **Property size:**

221 Acres

7. **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):

See Attachment A

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

REZONE APPLICATION – Attachment A

7.0 Narrative project description:

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

The parcel is to be de-designated from Forest Land to Forest and Range zone as the four existing parcels. There is a total of approximately 221.1 acres in size. The applicant's wish to ultimately create less than 12 large recreational sites for seasonal cabins overlooking the lake. Exact plans and placement of the cabins are unknown at this time. They would most likely lie westerly of the existing Forest service road (#4818) and be served by their own private wells and small on site propane generators for occasional seasonal use. There are steep slopes Throughout the parcel and they generally lie easterly of the road which will most likely be delineated as permanent open space. This will most likely encompass the great majority of the 221.1 acres. The property starts at the SW corner of Section 27, Twp 21 North, Range 13E W.M. and extends to the northwest about .9 miles (see accompanying map).

Access to the site is the East Kachess road. If and when any recreational cabins are constructed they would all conform to the current Kittitas County building codes and the Kittitas County Health Department rules and regulations.

8. **What is the present zoning district?**
The current zoning of the site is Commercial Forest Land
9. **What is the zoning district requested?**
Forest and Range Zone
10. **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.
See Attachment B
- B. The proposed amendment bears a substantial relation to the public health, safety or welfare.
See Attachment B
- C. The proposed amendment has merit and value for Kittitas County or a sub-area of the county.
See Attachment B
- 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.
See Attachment B
- E. The subject property is suitable for development in general conformance with zoning standards for the proposed zone.
See Attachment B
- F. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.
See Attachment B

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

REZONE APPLICATION – Attachment B

10. Applicant for rezone must demonstrate that the following criteria are met:

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

History of Parcel:

The commercial logging operations on the East side of the Lake ended in 1988. The parcel was severely impacted the economic downturn in the Forest Industry and the issue of spotted Owl habitat. The Plum Creek Habitat Conservation Plan was another contributing factor to the lack of commercial viability. The parcel was deemed surplus by the Plum Creek Timber company and ownership changed hands to a few private families. There has been excellent recreational opportunities for this area in all four seasons.

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

The parcels will allow a greater enjoyment of the area for fishing, hunting hiking fishing and generally enjoyment of the beautiful environment. It is situated close to the major population center of Seattle. There is an existing East Lake Kachess HOA which maintains the roadway and if allowed to join the parcel owners would help spread out the costs amongst more users. This roadway provides additional access to the public for such activities as hiking, snowmobiling, fishing, boating and much more.

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

The amendment will increase the County value in terms of increased recreation opportunity and its spin off economic benefits including supplementing lost timber revenue with additional property taxes.

D. The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property.

The proposed amendment is very close to Lake Kachess Summer Home Sites. The proposed amendment is for large lots and significant open spaces which will essentially be the reasonable use of the parcel while allowing the property owners a reasonable use of the parcels. If the amendment is approved the maximum allowed density allowed on the 221 acres is approximately 11 cabins. This is an average of one cabin per 20 acres in a "clustering" scenario.

REZONE APPLICATION – Attachment B (Con't)

10. Applicant for rezone must demonstrate that the following criteria are met:
(Con't)

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

The subject parcel could meet all the zoning standards for the Forest Rural zoning designation and would be in general conformance while remaining very reasonable usage of the parcel.

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

The immediate area has identical usage as proposed with this amendment. The immediate areas has recreational cabins on ½-acre tracts with a subdivision created in the mid 1970's. All of these properties have seasonal cabins providing family outing and recreational experiences.

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

The proposed amendment will have no impact to water deliveries for irrigation purposes.

11. 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.

All correspondence and notices will be mailed to the Land Owner of Record and copies sent to the authorized agent.

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

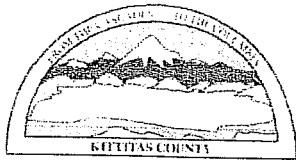
X De Fury

Date:

06/25/08

Signature of Land Owner of Record
(REQUIRED for application submittal):
Robert M. Bortie

X Robert M. Bortie LargeLotApplication.pdf _____



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Fax (509) 962-7682

SEPA ENVIRONMENTAL CHECKLIST FEE \$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 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.

TO BE COMPLETED BY APPLICANT

FOR STAFF USE

A. BACKGROUND

1. Name of proposed project, if applicable:

Comprehensive Plan Amendment/Rezone

2. Name of applicant:

Denis Fury - BDG Partnership

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

P.O. Box 1198, North Bend, WA 98045 (425) 888-1596

4. Date checklist prepared:

June 23, 2008

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):
None set, anticipate years

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

No

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.

A de-designation from Commercial Forest Lands
A comprehensive plan amendment

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.)

There are no improvements or projects associated with this request for a comprehensive plan amendment and rezone request.

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.

The proposal is a de-designation of Commercially Zoned Forest Land to Forest and Range. There are no accompanying maps of the current configuration of parcels; 146835, 951718, 951719, and 951720. Kittitas County Bl:A 07-151, Book 34, Page 235 Recording No. 200803190067 less Lot No. 1

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Mountains mixed with rolling, hilly and some flat topography

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

Estimate 50%

- 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.

Alderwood type soils group

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

No

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

None proposed

- 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 2% estimate

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

None needed

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

None

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

No

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

None anticipated

3. WATER

a.

Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.

Yes, Lake Kachess

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.

None

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 anticipated

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.

No

2) Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known).

Where will this water flow? Will this water flow into other waters?

If so, describe.

None

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:

No improvements are 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?

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:

None needed

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.
RequestToRezoneApplication.pdf

None known

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

Not known

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 completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

None needed for plan amendment

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.

No

1) Describe special emergency services that might be required.

None

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

b. Noise N/A

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.

None

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

None needed

8. LAND AND SHORELINE USE

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

Forest Land

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

No

c. Describe any structures on the site.

None

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

None

- c. What is the current zoning classification of the site? CF
- f. What is the current comprehensive plan designation of the site?

CF

- 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?

Yes - steep slopes

- i. Approximately how many people would the completed project displace?

None

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

None

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

None

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any. **Requesting review**

9.

HOUSING

for a comprehensive plan amendment

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

0

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

0

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

0

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?

None in proposal

- 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 needed

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

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

N/A

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

N/A

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

N/A

12. RECREATION

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

Skiing, snowshoeing, hiking, Snoqualmie Pass, Lake fishing

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

No, it will add opportunities

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

None needed

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

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

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

N/A

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.

None

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

No

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

None

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. _____

None based on the proposed amendment

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

None needed

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 needed

16. UTILITIES

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

None

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 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: _____

Date: _____

Print Name: Denis Fury - BDG Partnership

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.

The requested action won't affect any of the above.

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.

There is no land use action being requested.

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

It will not.

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.

There is no land use action being requested.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses? Proposed measures to avoid or reduce shoreline and land use impact.

No affect with the Comprehensive Plan Amendment.

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).

There will be no affect.

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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