


STEVENS COUNTY LAND SERVICES

NOTICE OF COMPLETE APPLICATION WITH OPTIONAL DNS NOTICE OF HEARING

To: Dept. of Ecology, SEPA Register
 Dept. of Ecology, Eastern Regional Office
 Dept. of Natural Resources, NE Regional
 Dept. of Natural Resources, SEPA Center
 Dept. of Fish and Wildlife
 Dept. of Health
 Washington State Dept. of Transportation
 Stevens County Public Works Dept.
 Stevens County Sheriff/Fire Marshal
 Stevens County Fire District No. 1
 Northeast Tri-County Health District

Stevens County Public Utility District
 Loon Lake Sewer District
 Building Division - Land Services Dept.
 Loon Lake School District
 Inland Power and Light
 Avista
 Century Tel
 Mr. and Mrs. Russell Adams
 Mr. Eric Hyman
 Adjoining Property Owners

From: Paulette Yochum, Planner 

Date: December 27th, 2011

Subject: Notice for CUP 2011-003 for Adams

Enclosed please find a Notice of Application, SEPA Environmental Checklist, and related file documents for **CUP 2011-003**. This application, proposed by **Russell Adams and Leona Adams**, is for a Conditional Use Permit to allow the applicants to construct a new 4-plex. The property currently contains a single family residential structure and a storage structure. The property was formerly a Child Care Center which was recently destroyed by fire. The site is served with public water supplied by Stevens County Public Utility District and an individual on-site sewage disposal system.

Please retain these items for future reference. Interested parties may obtain copies of related file documents by contacting the Land Services office.

The Planning Division of the Stevens County Land Services Department has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) for this project. The Optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.**

Contents of the entire file are available for public inspection at the Planning Division of the Stevens County Land Services office, located at 260 South Oak, Courthouse Annex, Colville, Washington, from the hours of 8:00 a.m. to Noon and 1:00 p.m. to 4:30 p.m., Monday through Friday, excluding County holidays.

All written comments on the Conditional Use Permit and SEPA must be submitted by 4:30 p.m., on Tuesday, January 10th, 2012, to Paulette Yochum, Planner, 215 S. Oak—Courthouse Annex, Colville, WA 99114 or by e-mail at pyochum@co.stevens.wa.us. Phone: (509) 684-2401, Fax: (509) 684-7525.

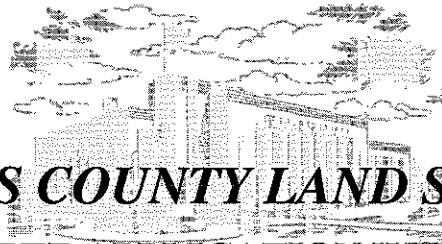
An Open Record Hearing for the Conditional Use Permit is scheduled to go forward before the Hearing Examiner at 9:00 a.m. on Wednesday, January 25th, 2012, in Room 215 of the Stevens County Courthouse located at 215 South Oak Street, Colville, Washington.

If you have any questions, please do not hesitate to contact us.

Building Divison: (509) 684-8325
FAX: (509) 685-0674

Planning Division: (509) 684-2401
FAX: (509) 684-7525

MAILING ADDRESS: 215 S. Oak St. – Courthouse Annex • Colville, WA 99114
STREET ADDRESS: 260 S. Oak St. – Courthouse Annex • Colville, WA 99114



STEVENS COUNTY LAND SERVICES

NOTICE OF COMPLETE APPLICATION WITH OPTIONAL DNS NOTICE OF HEARING

Stevens County has received permit applications for the following project that may be of interest to you. You are invited to comment on this proposed project.

File No.: CUP 2011-003

Applicants: Russell Adams and Leona Adams

Primary Contact: Eric Hyman

Description of Proposal: This application is for a Conditional Use Permit to allow the applicants to construct a new 4-plex. The property currently contains a single family residential structure and a storage structure. The property was formerly a Child Care Center which was recently destroyed by fire. The site is served with public water supplied by Stevens County Public Utility District and an individual on-site sewage disposal system.

Location of Proposal: A portion of the North half of the Northwest quarter in Section 34, Township 30 North, Range 41 East, W.M., in Stevens County, Washington, referred to as Assessor's Tax Lot Number 5293159, and also known as Lot SP 49-86-2.

Tax Parcel Number 5293159.

Property Address: 3988 A Maple Street, Loon Lake, WA 99148

Date the Application was submitted: November 16th, 2011

Date this Notice was issued: December 27th, 2011

Deadline for all Written Comments: January 10th, 2012

Date of Public Hearing for Conditional Use Permit: January 25th, 2012

List of project permits: Conditional Use Permit, SEPA Threshold Determination

Lead Agency: Planning Division of the Stevens County Land Services Department

Environmental Review: The Planning Division of the Stevens County Land Services Department has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) for this project. The Optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.**

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. The application, State Environmental Policy Act (SEPA) checklist and contents of the entire file are available for public inspection at the office of the Planning Division of the Stevens County Land Services Department, 260 South Oak Street, Courthouse Annex, Colville, Washington, from the hours of 8:00 a.m. through 4:30 p.m. Monday through Friday, excluding County holidays. There are no other existing environmental documents known that evaluate the proposed project other than those contained in the file.

Required Permits: The following local, state and federal permits/approvals may be needed for the proposed project: Forest Practices Permit from the Dept. of Natural Resources; On-site Sewage Disposal System Permit from Northeast Tri-County Health District; Building Permit from the Building Division of the Stevens County Land Services Department; Approach Permit from the Washington State Department of Transportation; Well Start Card from the Washington State Department of Ecology; Solid Waste Permit from the Washington State Department of Ecology and/or Northeast Tri-County Health District.

Required Studies: No studies have been identified.

Regulations: Preliminary determination has been made that the following development regulations will be used for project mitigation and consistency: Stevens County Unified Development Code, Title 3, adopted under Ordinance No. 2007-01 and amended by Ordinance No. 2008-01, 2008-03 and 3-2009; Northeast Tri-County Health District On-Site Sewage Regulations No. 1-2007; Stevens County Building Code Ordinance No. 2-1984; Chapters 36.70B; 58.17 and 43.21C, RCW; WAC 173-350.

Commenting: Any person has the right to comment on the application, receive notice of and participate in any hearings, request a copy of the decision once made and, if he or she has standing, to appeal. No decision on the application will be made until after the close of the public comment period. The Notice of Decision will be sent only to those that request it.

All written comments on the SEPA and Conditional Use Permit must be submitted by **4:30 p.m., on Tuesday, January 10th, 2012**, to the Planning Division of the Stevens County Land Services Department.

Public Hearing: An Open Record Hearing for the Conditional Use Permit is scheduled to go forward before the Hearing Examiner **at 9:00 a.m. on Wednesday, January 25th, 2012**, in Room 215 of the Stevens County Courthouse located at 215 South Oak Street, Colville, Washington.

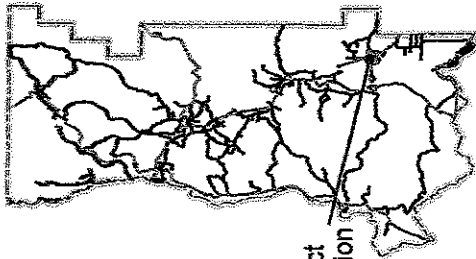
For further information, contact Ms. Paulette Yochum, Planner, Planning Division of the Stevens County Land Services Department at (509)684-2401. Mailing Address: 215 South Oak Street – Courthouse Annex, Colville, WA 99114

Vicinity Map for:
CUP 2011-003

Adams

3988 A Maple Street, Loon Lake
Parcel # 5293169

In Sec. 34, Twp. 30 N., Rge 41 EWM
In Stevens County, Washington



Project
Location

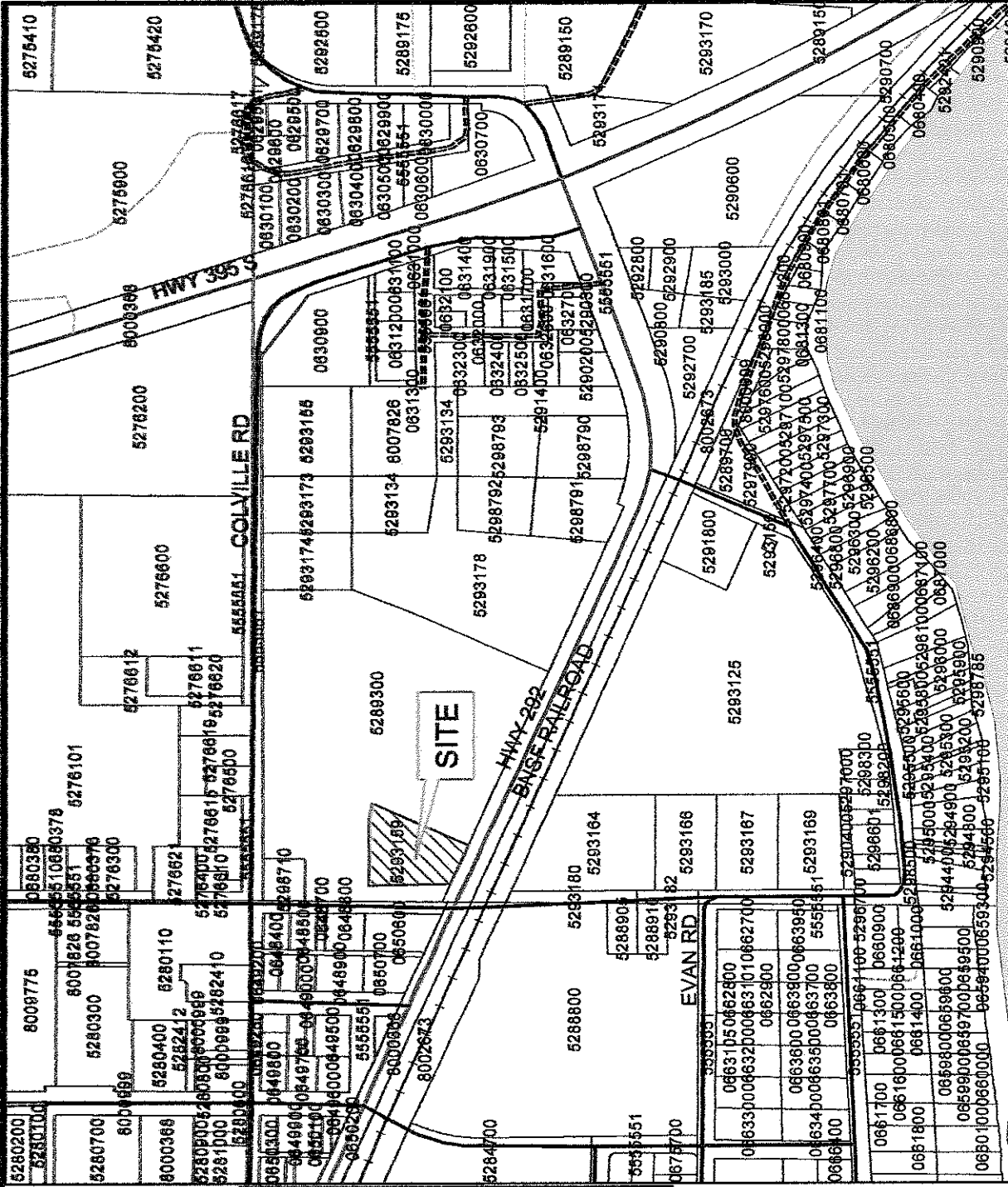
1 Inch = 500 Feet



Date: December 27th, 2011

This map is for informational purposes only to help identify the project location. It does not represent a legal survey of the land. Stevens County assumes no liability regarding the information's accuracy.

Planning Division,
Stevens County Land Services Dept.
280 S. Oak St., Colville, WA 99114
509-884-2401

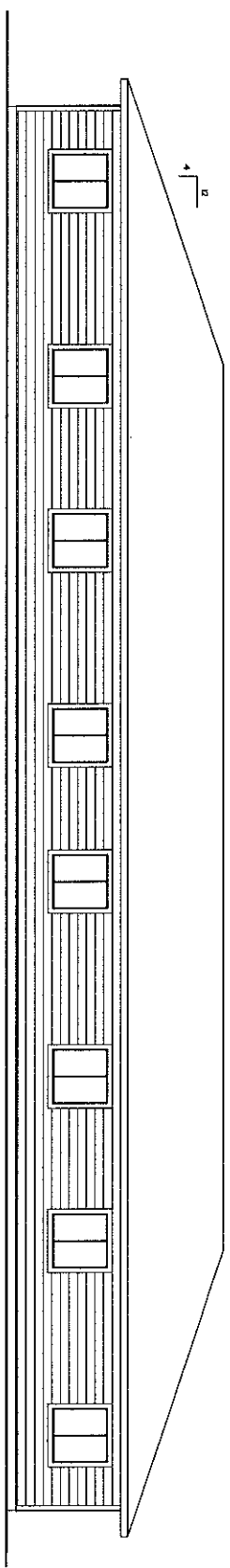


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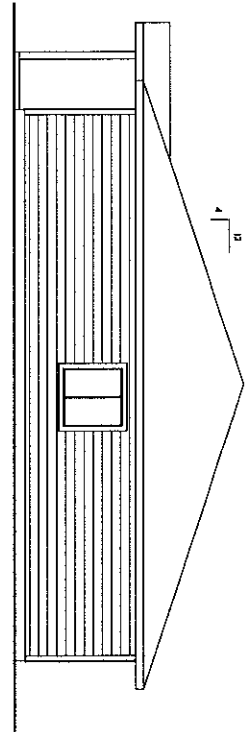
Loon Lake

8002837

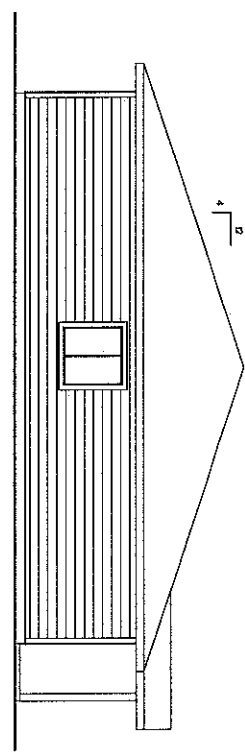
REAR ELEVATION
SCALE 1/4"=1'-0"



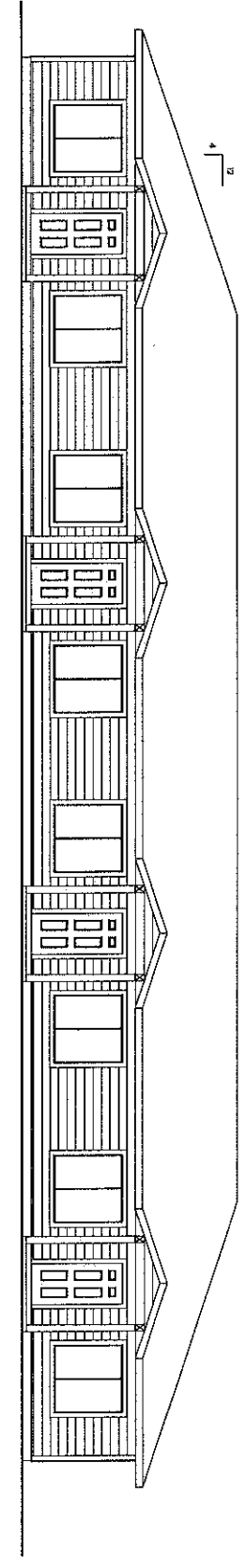
RIGHT SIDE ELEVATION
SCALE 1/4"=1'-0"



LEFT SIDE ELEVATION
SCALE 1/4"=1'-0"

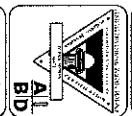


FRONT ELEVATION
SCALE 1/4"=1'-0"



PH # (509) 276-3800 FX # (509) 276-5426 E-MAIL - info@greathousedesign.com (Copyright Great House Design)

Date	11/2011
Scale	1/4"=1'-0"
Drawn	GPH
Job	
Sheet	2
Of	3
Sheets	



"IF YOU CAN DREAM IT, WE CAN DESIGN IT!"

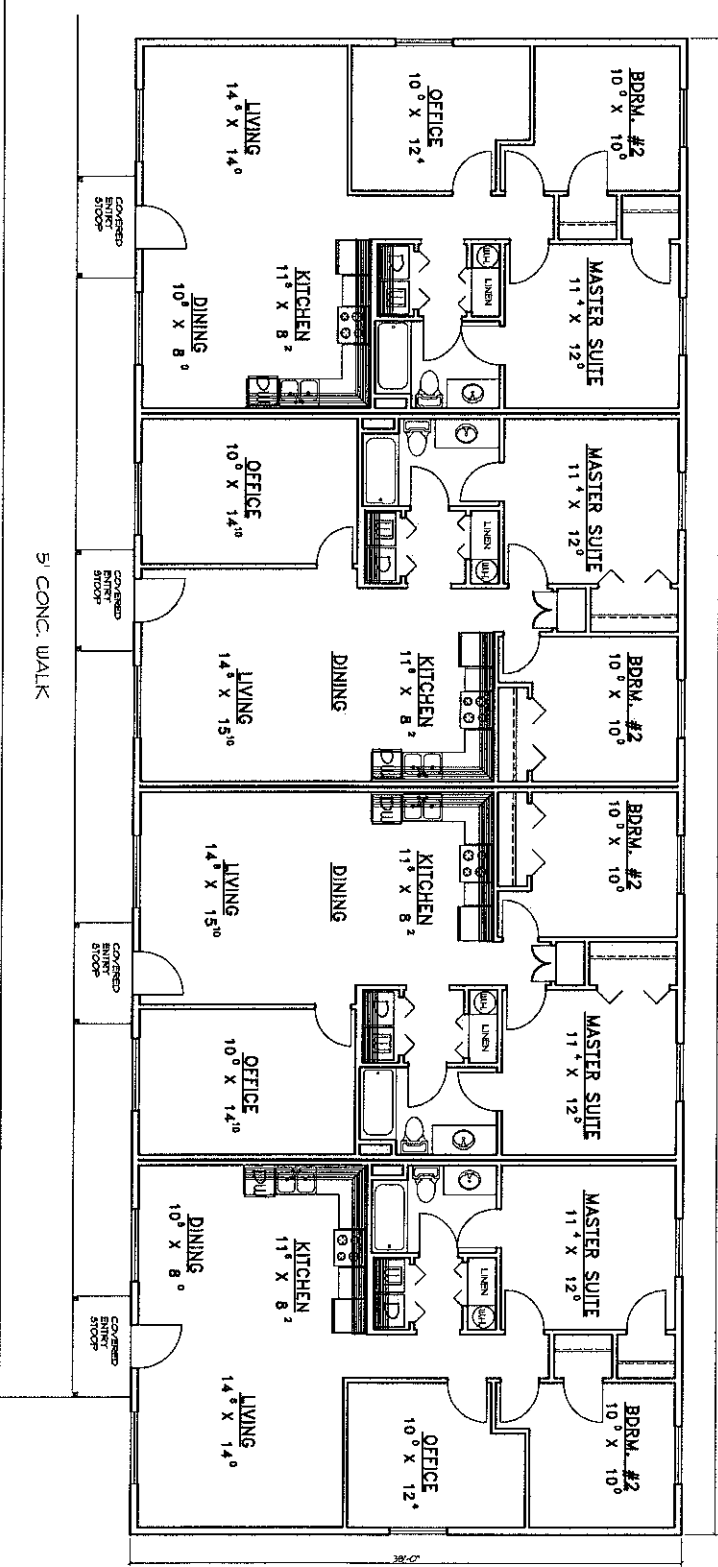
PRELIMINARY ELEVATIONS

"IF YOU CAN DREAM IT, WE CAN DESIGN IT!"

Great House Design
 25115 N. Aspen Grove Lane
 Colbert, Washington 99005
 website - www.greathousedesign.com

A FOUR FLEX FOR:
 MR. & MRS. ADAMS

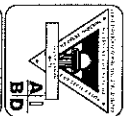
REVISIONS	BY



FLOOR PLAN 3924 SQ'
SCALE 1/8"=1'-0" (80' PER UNIT)

PH # (509) 276-3500 FX # (509) 276-5426 E-MAIL - info@greathousedesign.com (Copyright Great House Design)

Date	11/2011
Scale	1/8"=1'-0"
Drawn	GPB
Job	
Sheet	3
Of	3



IF YOU CAN DREAM IT, WE CAN DESIGN IT.
PRELIMINARY FLOOR PLAN
IF YOU CAN DREAM IT, WE CAN DESIGN IT.

Great House Design
25119 N. Aspen Grove Lane
Colbert, Washington 99005
website - www.greathousedesign.com

A FOUR FLEX FOR:
MR. & MRS. ADAMS

REVISIONS	BY

PY

CONDITIONAL USE OR ADMINISTRATIVE CONDITIONAL USE PERMIT APPLICATION

STEVENS COUNTY LAND SERVICES—PLANNING DIVISION

Street Address: 260 S. Oak—Courthouse Annex, Colville, WA
Mailing Address: 215 S. Oak—Courthouse Annex, Colville, WA 99114
Phone: 509-684-2401 Fax: 509-684-7525
www.co.stevens.wa.us/LandServices/index.php

FOR OFFICE USE ONLY	
File Number:	CUP 2011-003
Receipt:	17198
Date Received:	
RECEIVED	
NOV 16 2011	
BY: _____	

(Type 2 Application)

Application Submittal Checklist:

- Application Fee** – Conditional Use Permit \$600.00 (See Fee Schedule)
Administrative Conditional Use Permit (See Fee Schedule)
Please make check payable to Stevens County Land Services.
- Two copies of the proposed site plan**, drawn to a scale large enough to clearly portray all of the detail. The site plan shall show the following:
 1. The size and dimensions of the property.
 2. Existing and proposed structures and distances to all property lines.
 3. Existing and proposed sewage disposal systems.
 4. Existing wells and water lines.
 5. Any surface water, such as lakes, ponds, streams or wetlands.
 6. The topography and physical characteristics of the lot, including slopes, drainage and elevation.
 7. The location of structures on adjoining properties.
 8. North arrow and scale of map.
- Supplemental information (if any)**
 1. Photographs of property area or structure for which conditional use is requested
 2. Other _____
- Completed application form
- Completed **Environmental Checklist (unless exempt - Additional fee - See Fee Schedule)**

APPLICANT SIGNATURES

This application is subject to all additions to and changes in the laws, regulations and ordinances applicable to the project until a Determination of Completeness is issued pursuant to SCC 3.30.110. I/We certify that the information contained on this application is true, complete and accurate to the best of my/our knowledge. I/We understand that information will be used by Stevens County for the purpose of determining whether this proposal meets the Decision Criteria specified in SCC 3.20.010. I/We hereby grant to Stevens County, the right to enter the above described location to inspect the proposed work.

Signature of: (Circle one) Property Owner

Primary Contact/Agent*

Lena Adams

Tom [Signature]

***NOTE: As per SCC 3.30.100, Property owner is required to sign the application if the Agent does not have written proof of authorization.**

CONDITIONAL USE OR ADMINISTRATIVE CONDITIONAL USE

CONTACT INFORMATION

Primary Contact: Eric Hyman
Mailing Address: 812 E. Brentwood
City: Spokane **State:** WA **Zip:** 99208
Day Time Phone: 509-863-5597 **Fax:** 509-443-5681
Email Address: eric@greathouseconstruction.net
or eric@ghecontracting.com
Property Owner(s): Russ & Leona Adams
Mailing Address: PO Box 218
City: Loon Lake **State:** WA **Zip:** 99148
Day Time Phone: 509-294-9475 **Fax:** _____
Email Address: llcs@air-pipe.com

PROPERTY LEGAL DESCRIPTION

Tax Parcel Number(s): #157 Parcel # 5293159
Legal Description
Sec. 34 **Twp.** 30 **Rge.** 39
Or Name of Subdivision: _____ **Lot** _____ **Block** _____
Site Address/City _____

PROJECT DESCRIPTION

What is the existing use of the property?

WAS Child Care Center (burned in 2011)

Proposed use of the property and other information that describes your Conditional Use or Administrative Conditional Use Permit request

4- Plex

REVIEW CRITERIA

The County will consider the criteria listed in SCC 3.20.010 in reviewing applications for conditional use permits (either Administrative or by the Hearing Examiner) and shall approve an application if the applicant demonstrates that all of the criteria are met.

The questions listed below are designed to identify your project's compliance with the criteria, so please provide complete information to support your request.

Sec. 3.20.010 (A) Decision Criteria for Conditional Use Permits & Administrative Conditional Use Permits.

1. How is the proposal consistent with the goals and policies of the Comprehensive Plan and Subarea Plan (where applicable)?

Creates affordable housing for the Loon Lake area.

2. How would you propose to reasonably mitigate any environmental impacts associated with the use?

Impact should be less than previous Day Care Center use. Traffic will be substantially less.

3. How is the project designed to be compatible with the character of existing development in the vicinity of the subject property?

This 4-plex will be next door to a church (2), medical clinic, post office and school. It will be centrally located & will increase the use of current businesses and will provide more students for LoonLake School who's census is declining.

4. Would granting the Conditional Use Permit or Administrative Conditional Use Permit be in conflict with the health or safety of the community? Please explain.

No.

5. What services and facilities will be needed for your conditional use project to operate? Are they available to the property? Are there any services/facilities that you will need to fund or provide?

Water, gas, septic, phone, electric + garbage service are all currently installed on the property.

SEPA CHECKLIST FOR ENVIRONMENTAL REVIEW

STEVENS COUNTY LAND SERVICES—PLANNING DIVISION
 Street Address: 260 S. Oak—Courthouse Annex, Colville, WA
 Mailing Address: 215 S. Oak—Courthouse Annex, Colville, WA 99114
 Phone: 509-684-2401 Fax: 509-684-7525
www.co.stevens.wa.us/LandServices/index.php

FOR OFFICE USE ONLY
 File Number: **CUP 2011-063**
 Receipt: **17198**
 Date Received: **NOV 16 2011**
 BY: **LEGISLATIVE**

(TYPE 2 APPLICATION)

Application Submittal Checklist:

- Application fee (See Fee Schedule), payable to Stevens County Land Services
- A completed environmental checklist
- Any other supplemental information.

- Completed application form associated with the permit that requires SEPA review under Stevens County Code Title 3 Sec. 3.80.

APPLICANT SIGNATURES

This application is subject to all additions to and changes in the laws, regulations and ordinances applicable to the project until a Determination of Completeness is issued pursuant to SCC 3.30.110. I/We certify that the information contained on this application is true, complete and accurate to the best of my/our knowledge. I/We understand that information will be used by Stevens County for the purpose of determining whether this proposal meets the criteria specified in SCC 3.80. I/We hereby grant to Stevens County, the right to enter the above described location to inspect the proposed work.

Signature of: (Circle one) Property Owner

Primary Contact/Agent*

L M [Signature]

NOTE: As per SCC 3.30.100, Property owner is required to sign the application if the Agent does not have written proof of authorization.

DATE RECEIVED: _____

STEVENS COUNTY LAND SERVICES ENVIRONMENTAL CHECKLIST

To the Applicant:

The State Environmental Policy Act (SEPA), RCW Chapter 43.21C, requires the County to consider the environmental impacts of any proposal which is not specifically exempt in the Act.

This environmental checklist asks you to describe some basic information about your proposal. Agencies use this checklist to determine whether any environmental impact associated with your proposal are significant, requiring preparation of an Environmental Impact Statement (EIS). Please 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 "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time. 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 answer to provide additional information reasonably related to determining if there may be significant adverse impact.

A.1. Conditional Use Permit Application No.: CUP 2011-003

A. BACKGROUND

1. Name of proposed project, if applicable: Adams

2. Name of applicant: Russ and Leona Adams

3. Address and phone number of applicant: 3488 Maple Street Low Lake 507-294-9477

Street/Mailing address: P.O. Box 74 Low Lake WA 99148

City: Low Lake State: WA Zip: 99148 Phone: 507-294-9478

4. Date checklist prepared: 10-16-11

5. Agency requesting checklist: STEVENS COUNTY LAND SERVICES

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

When permit is issued

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 has been prepared, or will be prepared, directly related to this proposal. NONE

Comments by Planning Div. of Stevens County Land Services Dept.
for CUP 2011-003:

A.10. The following local, state and federal permits/approvals may be needed for the proposed project: On-site Sewage Disposal System Permit from Northeast Tri-County Health District; Building Permit from the Building Division of the Stevens County Land Services Department; updated Approach Permit from the Stevens County Public Works Dept..

A.11. This application is for a Conditional Use Permit to allow the applicants to construct a new 4-plex. The property currently contains a single family residential structure and a storage structure. The property was formerly a Child Care Center which was recently destroyed by fire. The site is served with public water supplied by Stevens County Public Utility District and an individual on-site sewage disposal system.

A.12. A portion of the North half of the Northwest quarter in Section 34, Township 30 North, Range 41 East, W.M., in Stevens County, Washington, referred to as Assessor's Tax Lot Number 5293159, and also known as Lot SP 49-86-2.

Tax Parcel Number 5293159.

Property Address: 3988 A Maple Street, Loon Lake, WA 99148

B.1.c. NRCS Bonner SERIES NO. 35: Silt loam (0-17), over gravelly loam, over gravelly sandy loam, over gravelly silty loam (17-25), over very gravelly loamy sand, over very gravelly coarse sand, over very gravelly sand (25-60).

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, please explain. *No*

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

11. Give a 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.

We are proposing a 4-plex of 3,924 square feet.

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 and boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographical map, if readily 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.

TO BE COMPLETED BY THE APPLICANT

EVALUATION FOR
AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, Mountainous, other Flat

b. What is the steepest slope on the site (approximate percent slope)? 0 - 5%

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

d. Are there surface indications or a history of unstable soils in the immediate vicinity? If so, describe. No.

EVALUATION FOR
AGENCY USE ONLY

TO BE COMPLETED BY THE APPLICANT

e. Describe the purpose, type, composition, and approximate quantities of any filling or grading proposed. Indicate source of fill. *80 yds of Fill for sub on grade "gravel" Approx 80 yds of Saker Fill.*

f. Could erosion occur as a result of clearing construction or use? *NO*
if so, generally describe.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? *15%*

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any? *EROSION IS NOT AN ISSUE AT THIS SITE.*

2. AIR

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

A FEW AUTOMOBILES AND TRUCKS DURING CONSTRUCTION, AND A FEW AUTOMOBILES FOR RESIDENCE. EXCAVATORS FOR A WEEK.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, describe. *NO*

c. Proposed measures to reduce or control emissions or other impacts to air, if any? *EMMISSIONS SHOULD BE LESS THEN PRIOR BUSINESS.*

B.1.h. A Stormwater Management Plan, using the technical design standards and best management practices of the Department of Ecology *Stormwater Manual for Eastern Washington*, is recommended to be developed.

B.2.a. Additionally there is a possible short term increase in smoke along with exhaust and dust from equipment during any construction and site development phases.
Long term increases may include dust and exhaust generated from the additional traffic to and from the site.

B.2.b. Vehicle exhaust and dust from the adjacent County Road and State Highway. Additionally this site is in the Business Zone and may adjacent properties may be utilized for a variety of commercial uses which may generate exhaust, fumes, dust and odors.

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 stream or river it flows into. *NO*.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If, yes please describe and attach available plans. *NO*.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. *None*.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known. *NO*.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. *NO*.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. *NO*.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known. *NO*.

B.3.a.5. Designated a Zone X per FEMA (area determined to be outside the 500 year flood plain). Community Panel Number 530185 0600B, Effective Date 9-14-90

B.3.b.1. This property is served by a public water system as supplied by the Stevens County Public Utility District. Proof of water service for the new units will be required to be submitted to the Building Department prior to the issuance of building permits for the proposed structure.

TO BE COMPLETED BY THE APPLICANT

2) Describe waste material 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. *Septic already exists.*

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (including quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Coats of Rain.

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 IMPACTS FOR SEW.*

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: cattail, 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

B.3.b.2. The existing on-site sewage system was permitted by the Northeast-Tri County Health District (NETCHD) for the day care in 1992 under Permit No. c7105. The NETCHD has been in contact with the applicant over the requirements for the system based on the change of use. A permit may be required for the amendments to existing system to comply with health standards. This site is outside the boundaries for service by the Loon Lake Sewer District. Failure of the existing system or replacement will require additional permitting by the NETCHD or connection to the public sewer.

B.3.c.1. Addition of new impervious surfaces such as structures, walkways and parking areas may increase stormwater runoff.

B.e.d. The applicant must comply with applicable federal, state and local regulations governing development of the property including obtaining permits for stormwater management and/or sewage disposal systems.

A Stormwater Management Plan, using the technical design standards and best management practices of the Department of Ecology *Stormwater Manual for Eastern Washington*, is recommended to be developed.

- c. List threatened or endangered species known to be on or near the site. *None*
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any. *A Few Shrubs will be Brought in.*

5. ANIMALS

- a. Circle any birds and animals which have been observed on or near the site, if any.
Birds: hawk, heron, eagle, songbirds, other _____
Animals: deer, bear, elk, beaver, other _____ *N/A*
Fish: bass, salmon, trout, herring, shellfish, other _____
- b. List any threatened or endangered species known to be on or near the site. *None*
- c. Is the site part of a migration route? If so, explain. *Na*
- d. Proposed measures to preserve or enhance wildlife, if any: *N/A*

6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the complete project's energy needs? Describe whether it will be used for heating, manufacturing, etc. *Electric and Natural Gas For heating, Cooking.*
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally 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.
Building envelope will be to 2009 Energy Codes

TO BE COMPLETED BY THE APPLICANT

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 energy services that might be required. *N/A*

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

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment operation, other)? *None.*

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
Construction noise from 7:00 am - 5:00 P.M.

3) Proposed measures to reduce or control noise impacts, if any: *N/A*

8. LAND AND SHORELINE USE

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

Commercial / Residential

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

NO.

B.7.a.1. This property is within the boundaries of Stevens County Fire No. 1.

B.7.a.2. Lot owners are encouraged to construct structures that are fire resistant, to maintain cleared areas around structures and to maintain private roadways in such a manner that they can support the heavy fire fighting equipment.

B.7.b.1. Traffic from the adjacent County Road and State Highway, along with noise created by adjacent properties which may be utilized for a variety of commercial uses.

B.7.b.2. Long term noise will include additional traffic.

B.7.b.3. Property owner is encouraged to construct a noise deferring buffer along the lot lines.

B.8.a. The subject property is located along the boundary of the Business Zone (BZ) and is adjacent to the Urban Residential (R-1) zone in the Loon Lake Rural Community LAMIRD and the Rural Area 5 (RA-5) zone. The site was previously used for a day-care which was destroyed by fire. There is an existing residence on the site. A variety of residential and business uses exist in the vicinity.

TO BE COMPLETED BY THE APPLICANT

c. Describe any structures on the site.

Manufactured Home, Two Pole Buildings

d. Will any structures be demolished? If so, what? *NO.*

e. What is the current zoning classification of the site? *Commercial, Residential*

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

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? If so, specify. *NO.*

i. Approximately how many people would reside or work in the completed project? *10-24*

j. Approximately how many people would the completed project displace? *None*

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

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: *N/A.*

B.8.c. The former daycare building was destroyed by fire.

B.8.e. The subject property is located along the boundary of the Business Zone (BZ) under the Stevens County Unified Development Code, Title 3, adopted under Ordinance No. 2007-01 and amended by Ordinance No. 2008-01, 2008-03 and 3-2009.

B.8.f. Designated as Business under the Stevens County Comprehensive Land Use Plan, adopted under Resolution No. 59-2006 and amended by Resolution No. 16-2008.

B.8.g. The property is Not under the jurisdiction of the Stevens County Shoreline Master Program or the Critical Areas Ordinance.

B.8.h. The property is Not under the jurisdiction of the Stevens County Critical Areas Ordinance.

B.8.i. ...residents in the proposed 4-plex in addition to the existing residential structure already located on this lot.

B.8.l. This Conditional Use Permit is being used to identify possible mitigation measures to be placed on the proposed development to comply with codes and offset any potential impacts to the environment and adjacent property uses.

TO BE COMPLETED BY THE APPLICANT

9. HOUSING

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

B.9.a. Four (4) new units.

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

c. Proposed measures to reduce or control housing impacts, if any? *N/A*

B.9.c. This Conditional Use Permit is being used to identify possible mitigation measures to be placed on the proposed development to comply with codes and offset any potential impacts.

10. AESTHETICS

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

1. 17'

2. Fiber cement board

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

B.10.b. The new use of the property and/or new structures would alter the view from adjacent properties.

c. Proposed measure to reduce or control aesthetic impacts, if any: *Keep Surrounding Land Scapes*

B.10.c. Property owner is encouraged to construct a buffer (vegetative and/or fencing) along the lot lines.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? *None*

B.11.a. New sources of lighting include outdoor security lights, lights from 4 residential units, lights from the increase of automobile traffic both during construction and on long term use.

b. Could light or glare from the finished project be a safety hazard or interfere with views? *NO*

B.11.b. Only if outdoor yard lights are not positioned properly and they create glare on adjacent Highway or County Road.

EVALUATION FOR
AGENCY USE ONLY

TO BE COMPLETED BY THE APPLICANT

- c. What existing off-site sources of light or glare may affect your proposal? *NO*
- 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? *Local LA CC*
- b. Would the proposed project displace any existing recreational uses? *NO*.
If so, describe.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: *None*

13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for national, state, or local preservation registers known to be on or next to the site? If so, generally describe. *NO*
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. *N/A*
- c. Proposed measures to reduce or control impacts, if any: *None*

B.11.c. Automobile lights from the nearby State Highway and adjacent private roadway. Possible lights from nearby uses and adjacent Businesses.

B.11.d. Property owner is encouraged to construct a buffer (vegetative and/or fencing) along the lot lines to help control both onsite and off site light impacts.

EVALUATION FOR
AGENCY USE ONLY

TO BE COMPLETED BY THE APPLICANT

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.

MAPLE STREET AND 292 HWY . ON MAPLE STREET ACCESS IS ALREADY ESTABLISHED

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

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

1. 12
2. 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). *ND*

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

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

g. Proposed measures to reduce or control transportation impacts, if any: *N/A*

B.14.d. Upgrades of approach onto Maple may be required by the Stevens County Public Works Department.

B.14.f. The units will generate 16-24 trips daily with peak times occurring between approximately 7am to 9 am and 3 to 6:30 pm.

B.14.g. The granting of additional road right of way for Maple and/or Hwy 292 may be requested by the Stevens County Public Works Department and/or Washington State Department of Transportation. Additionally, upgrades of the existing approach onto Maple may be required by the Stevens County Public Works Department.

EVALUATION FOR
AGENCY USE ONLY

TO BE COMPLETED BY THE APPLICANT

15. PUBLIC SERVICES

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. *Yes. Schools, which really would welcome more students.*

b. Proposed measures to reduce or control direct impacts on public services, if any: *None*

16. UTILITIES

a. Circle utilities currently available at the site:
(Electricity) (natural gas) (water) (refuse service)
(telephone) (sanitary sewer) (septic system) (other)

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
Stevens County Water, Avista Electric, Gas.

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 *Russell K Adams*
Date Submitted *11-16-11*

B.15.a. Development of the property will most likely create an increased need for ALL public services.
B.9.c. This Conditional Use Permit is being used to identify possible mitigation measures to be placed on the proposed development to comply with codes and offset any potential impacts.

B.16.b. Utilities serving the above referenced utilities include Avista Natural Gas, Century Tel for Telephone, Stevens County Public Utility District for the public water. It is also with the mapped electrical service boundaries for both Avista and Inland Power and Light. The lot is served with an individual on-site sewage disposal system and is outside the boundaries of the Loon Lake Sewer District.