



STEVENS COUNTY LAND SERVICES

NOTICE OF COMPLETE APPLICATION WITH OPTIONAL DNS

NOTICE IS HEREBY GIVEN, pursuant to SCC 3.30, that Stevens County has received the following application that may be of interest to you. You are invited to comment on this proposed project.

Property Owners: Hemphill Brothers, Inc.
File No.: REZ 2011-02

Description of Proposal: to rezone approximately 195 acres from the Rural 10-acre zone to the Rural 5-acre zone.

Location of Proposal: That portion of Government Lots 1 and 2 lying East of State Highway 25 in Section 13 and Government Lot 5, the E1/2 of the SW1/4, the SW1/4 of the SW1/4 and that portion of Government Lot 6, lying East of the State Highway 25 in Section 14, all in Township 39 North, Range 39 East, W.M., in Stevens County, Washington. Tax Parcel Numbers 2375200 and 2375400. Site Address: 3800 Block of Hwy 25 N, Northport, WA

Environmental Review: There is a 21-day comment on the environmental aspects of this proposal. Stevens County 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. Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments may be submitted to Jenni Anderson, Stevens County Land Services, 260 South Oak, Courthouse Annex, Colville, WA. Email address: janderso@co.stevens.wa.us. Phone (509) 684-2401. Fax: 509-684-7525. **This may be your only opportunity to comment on the environmental impacts of the proposed project.**

Written Public Comment: There is a 21-day comment period on this project. Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Written comments may be submitted to Jenni Anderson, Stevens County Land Services, 260 South Oak, Courthouse Annex, Colville, WA. Email address: janderso@co.stevens.wa.us. Phone 509-684-2401. Fax: 509-684-7525. Written comments must be **received by 4:30 p.m., Tuesday, January 24, 2012.**

Public Hearing: An Open Record Hearing before the Stevens County Hearing Examiner is scheduled at **9:00 a.m. on Wednesday, January 25, 2012**, in Room 215 of the Stevens County Courthouse located at 215 South Oak, Colville, WA. **Note:** Multiple hearings will be held in consecutive order on this date. This item will be the second on the agenda. The Stevens County Board of County Commissioners will consider the Hearing Examiner recommendation at an closed record hearing scheduled for **2:00 p.m. on Tuesday, February 14, 2012**, in the Stevens County Commissioners Office located at 230 E. Birch, Colville, WA.

Rights: 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. Appeals of the legislative decision must be filed in Stevens County Superior Court within 21 days of the Notice of Decision.

File Inspection: The application, State Environmental Policy Act (SEPA) checklist and contents of the entire file are available for public inspection at the Stevens County Planning Department, 260 South Oak, Courthouse Annex, Colville, Washington, from 8:00 a.m. to Noon and 1:00 p.m. to 4:30 p.m., Monday through Friday, excluding County holidays and furloughs. Information is also available on the Land Services website at http://www.co.stevens.wa.us/landservices/current_planning.php.

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

DATE RECEIVED: Oct. 12, 2011

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. BACKGROUND

1. Name of proposed project, if applicable: Columbia Reach REZ 2011-002

2. Name of applicant: Onion Creek llc

3. Address and phone number of applicant: _____

Street/Mailing address: 77 Nighthawk road/ PO Box 1047

City: Kettle Falls State: WA Zip: 99141 Phone: 738-5162

4. Date checklist prepared: October 1, 2011

5. Agency requesting checklist: **STEVENS COUNTY LAND SERVICES**

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

Surveying and plat documents during 2012. Construct roads, utilities during 2013 until 2015. Build 29 homes during 2013 and 2018

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? Yes No If yes, explain.

Adjacent parcels for residences and possible RV site as shown on drawing.

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

SEPA was prepared in 2008 for logging/thinning operation.

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

Water Right Appropriation Application -
WA Dept of Ecology

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

Rezone
SEPA for entire project
Site development permit for roads
Individual home building permits

Stevens Co.
Land Services

NETCHD - on-site sewage disposal systems
DNR - FPA Conversion
WSDOT - Multi-family Road Approach

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.

The rezone is to partially change existing 10 acre zoning to 5 acres. The 5 acre sites will be developed for residences and will include 2 recreational parcels for access to adjacent public land and for recreation. The rezone area is part of a larger development that will have a total of 34 residences and possibly a small RV park facility.

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.

The total property is located north of the Johnson Creek Cut off road and includes approximately 287 acres. The rezoned land is composed of approximately 100 acres. See attached drawing, legal description, and topographical map for location and configuration

TO BE COMPLETED BY THE APPLICANT

E of Hwy 25 Gov 4 Lots 1+2 in Sec. 14, Twp 39N, Rq 39 EWM
Gov 4 Lot 5 & E of Hwy 25 SW 4
Sec. 13, Twp 39, Rq 39 EWM
Tx Parcels # 2375200 & #2375400

EVALUATION FOR
AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site: Flat rolling hilly steep slopes Mountainous
 other _____

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

30% to 60%

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.

sand, gravel and rock

NRCS Soil Series #46-47-49 Cedonia
Silt loam, Series #71 Donavan loam,
#88-89 Hagan loam

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

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

The only grading required will be for access roads. Individual homes may require grading once they are sited.

f. Could erosion occur as a result of clearing construction or use? Yes No
If so, generally describe.

Only on roads

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

Very little. Home foot prints. The roads will be all weather gravel.

Approx 10% of rezone area anticipated to be converted to roads & homesites

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

Required silt fences and erosion control during road construction

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.

Slash pile burning, earth moving equipment for roads.

Short term emissions from construction equipment - long term emissions may include wood smoke from residences

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

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

None

impacts will occur over a period of 3-5 years with construction occurring primarily March to October

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)? Yes No If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The Columbia river is the western boundary. There are no creeks on the land.

Lake Roosevelt (Columbia River) is not adjacent to proposed rezoned area. No surface water indicators per DNR water typing map.

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

The home construction near the river that is not a part of this SEPA application may require work within 200 feet

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? Yes No Give general description, purpose, and approximate quantities, if known.

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

I have reviewed FEMA maps and I could not find any indication of a 100 flood plain in the area

Zone X per FEMA FIRM Panel 530185 0125B effective 9/14/1990

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

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.

Wells for homes

maximum of 39 residences would be allowed in rezoned area, which could be anticipated to withdraw 24,003 gpd. A water right application is pending action by DOE.

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.

Residential septic tanks

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? Yes No
If so, describe.

Road way storm water (if any) will be disposed on site.

2) Could waste materials enter ground or surface waters? Yes No
If so, generally describe.

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

Retention on site

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?

Minimal amount. Roadway and home pad foot prints.

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:

5. ANIMALS

a. Check 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 _____
- Fish: bass, salmon, trout, herring, shellfish, other _____

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

None known

None noted per WDFW PHS and Point Observation maps

c. Is the site part of a migration route? Yes No If so, explain.

Not sure

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

Preserve habitat where possible

Portions of property would remain undeveloped

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.

Variety of sources used to heat homes

Electric anticipated as primary energy source

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:

Preserve solar orientation by creating parcels that have good view and solar exposure.

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

from rezone no anticipated risk - however when property is platted an increased risk of wildfire could occur

1) Describe special energy services that might be required.

None

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

None

project area is adjacent to Stevens Co. Fire Protection Dist #11

b. Noise

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

None

Minimal amount of noise from traffic on hwy

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.

Heavy equipment to grade the roads. Normal working hours.

After project is built out noise from residences and recreation will occur

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

None. There are no neighbors adjacent to the project.

8. LAND AND SHORELINE USE

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

Timber land

b. Has the site been used for agriculture? Yes No
If so, describe.

c. Describe any structures on the site.

None

d. Will any structures be demolished? Yes No If so, what?

e. What is the current zoning classification of the site?

5,10 and 20 acre parcels

All of project area is currently zoned R-10 per Stevens Co. Title 3

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

Rural

Rural per Stevens County Comprehensive Plan

g. If applicable, what is the current shoreline master program designation of the site?

Does not apply

h. Has any part of the site been classified as an "environmentally sensitive" area? Yes No If so, specify.

None noted per USFWS NWT mapping. Portions of site are characterized by steep slopes

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

29x2.5=85

up to 97 persons may reside within project area

j. Approximately how many people would the completed project displace?

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:

work with County staff and create parcels that will allow for well located homes that maximize both views and privacy

Proposed rezone + subsequent subdivision would be compatible with current regulations

9. HOUSING

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

29- Middle

up to 39 residences would be allowed as a result of rezone

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 principle exterior building material(s) proposed?

35 feet

35 feet is maximum allowed residential height pursuant to SEC 3.04.010

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

None

Views would be altered to include residences and associated outbuildings

c. Proposed measure to reduce or control aesthetic impacts, if any:

CCandRs

11. LIGHT AND GLARE

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

None

None as a result of rezone. Residential lighting after structures are built

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

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

None

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

None

12. RECREATION

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

Almost anything one can imagine!

Variety including - hunting, fishing, skiing, water sports, hiking - are all available either within project area or an easy commute

b. Would the proposed project displace any existing recreational uses?

Yes 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:

Create recreational parcels for owners to use that provide better access to adjacent public lands

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? Yes No If so, generally describe.

None was indicated in the previous SEPA that was prepared for the logging/thinning operation

None per DAHP WISAARD

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

None

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.

See attached map. Highway 25 is the major north/south public road

b. Is site currently served by public transit? Yes No
If not, what is the approximate distance to the nearest transit stop?

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

2 per home

2 spaces required by
SEC 3.07.010

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? Yes No
If so, generally describe (indicate whether public or private).

subdivision of land will
require private road construction
to prevailing subdivision code

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? Yes No If so, generally describe.

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

Not known but the peaks would be morning and night

after complete build out of
39 residences up to 150
trips per day could be
generated from site

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

None

impacts will occur over a
period of years

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)?
 Yes No If so, generally describe.

Normal support of public safety and educational services

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

Pay taxes

16. UTILITIES

a. Check utilities currently available at the site:

electricity natural gas water refuse service
 telephone sanitary sewer septic system other

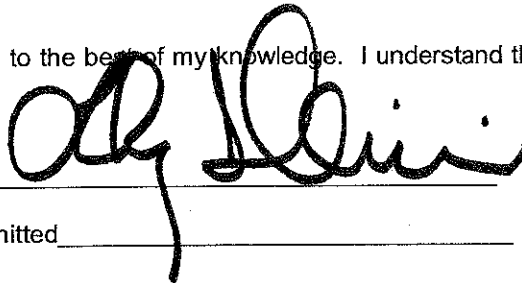
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Normal utilities for a home

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

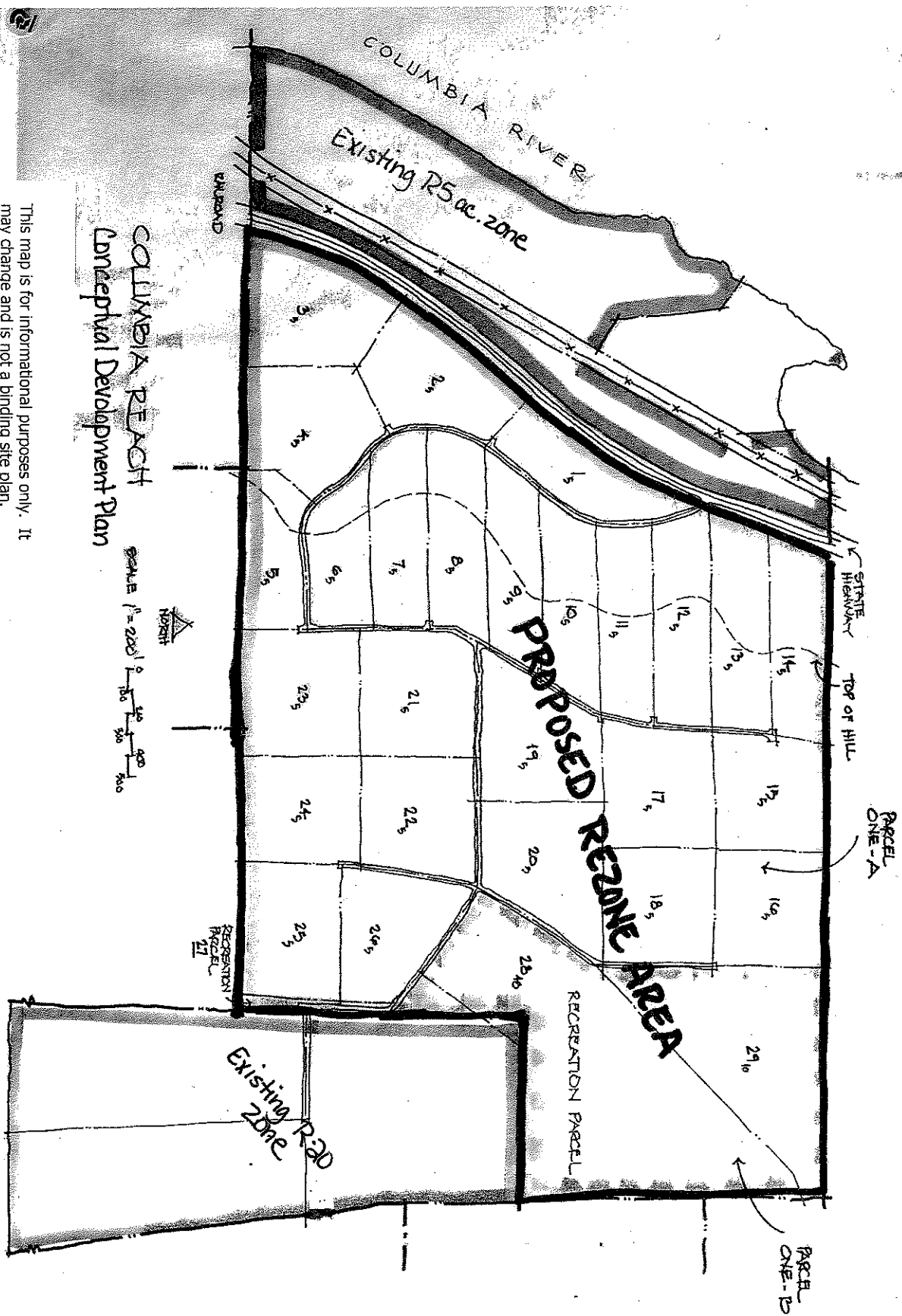


Date Submitted

Parcel Comparison						
Parcels	Total Acreage	zoning Acres	Parcels	Recreation Dev. Land 40%	Parcel Acres	Recreation Acreage Est
Existing Zoning						
Parcel One	191.5	10	19	NA	NA	0%
Parcel Two	58.88	20	3	NA	NA	0%
Total	250.38		22			
Rezone						
Parcel One A	130	5	26	NA	NA	0%
Parcel One B	57	10	1	NA	NA	0%
Parcel Two	60	20	3	NA	NA	0%
Total	247		30			47

Note: Parcel One B includes two recreational parcels.

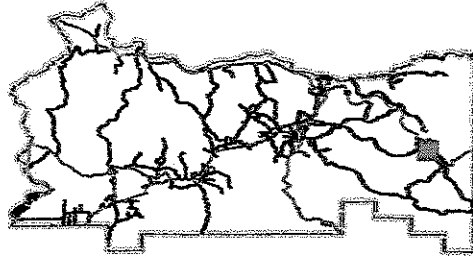
Cluster Development Comparison						
Parcels	Total Acreage	zoning Acres	Parcels	Recreation Dev. Land 40%	Parcel Acres	Recreation Acreage Est
Parcel One	191.5	5	38	114.9	76.6	2 100%
Parcel Two	58.88	5	12	35.328	23.552	2 200%
Total	250.38		50			



COLUMBIA REACH
Conceptual Development Plan

This map is for informational purposes only. It may change and is not a binding site plan. Stevens County assumes no liability as to the accuracy or location of any ownership or water boundaries or roadways.

Vicinity Map for:
 REZ 2011-02
 Hemphill Borthers, Inc.
 Part SE4 E of Hwy 26 in Sec. 13
 Part SE2 E of Hwy 26 in Sec. 14
 all in Twp. 39 N., Rge 39 E/W1
 in Stevens County, Washington



1 Inch = 1,400 Feet

Legend

Section	Road/All
Parcels	State Highway
Lakes & Ponds	Paved Road
Streams	City Street
Type 1 Stream	Gravel Road
Type 2 Stream	USFS Road
Type 3 Stream	Other Roads
Type 4-5 Stream	BNSF Railroad
Ferry	

Date: December 30, 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.

Land Services Dept., Planning
 260 S. Oak St., Colville, WA 99114
 509-864-2401

