


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
US Army Corps of Engineers
Dept. of Fish and Wildlife
Dept. of Health
Bureau of Reclamation
National Park Service
Dept. of Transportation
Stevens County Public Works Department

Stevens County Sheriff/Fire Marshal
Stevens County Fire District No. 2
Northeast Tri-County Health District
Building Division - Land Services Dept.
Columbia School District No. 206
Avista
Century Tel
Larry Kendrick, NCW Land Surveying
Isaak Children, LLC
Adjoining Property Owners

From: Paulette Yochum, Planner 

Date: August 10th, 2011

Subject: Notice for LP 7-2008 (aka Ridge to River) and VAR 2010-25

Enclosed please find a Notice of Application, SEPA Environmental Checklist, and related file documents for LP 7-2008 (aka Ridge to River) and VAR 2010-25. Ridge to River, proposed by ISAAC CHILDREN, LLC, a Washington Limited Liability Company, is a proposal to create eight (8) residential lots from approximately 40 acres in the RA-5 zone. VAR 2010-25 is a request to reduce the road requirements and to exceed the maximum length to width lot ratio.

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 comments on the Variance application and all written comments on the Subdivision must be submitted by 4:30 p.m., on Wednesday, August 31st, 2011, 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 Subdivision is scheduled to go forward before the Hearing Examiner at 9:00 a.m. on Wednesday, September 28th, 2011, in Room 215 of the Stevens County Courthouse located at 215 South Oak Street, Colville, Washington.

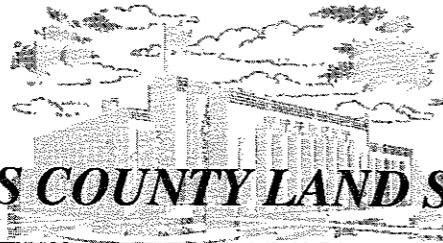
The Variance is a Type 2 Administrative permit. A decision on the application will follow the Notice of Application comment period. If appealed, the Appeal Hearing for the Administrative Variance decision will be incorporated into the Open Record Hearing for the Subdivision pursuant to SCC 3.30.130(C).

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

Building Division: (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 projects that may be of interest to you. You are invited to comment on this proposed project.

File No.: LP 7-2008 (aka Ridge to River) and VAR 2010-025

Applicant: Isaak Children, LLC, a Washington Limited Liability Company

Surveyor: Larry Kendrick of NCW Land Surveying

Description of Proposal: Ridge to River is a proposal to create eight (8) residential lots from approximately 40 acres in the RA-5 zone.

VAR 2010-25 is a request to reduce two (2) of the platting requirements:

1. **Requirement:** SCC 3.11.230.C and 3.11.210.B require this type of development to have a 50 foot wide Road Easement with a 40 foot wide unobstructed area, and a 24 foot wide gravel surface.
Request: The applicant is asking that the roads be allowed to meet the criteria of SCC 3.11.210.c of a 50 foot wide Road Easement with no specified unobstructed area, and a 20 foot wide gravel surface.
2. **Requirement:** SCC 3.11.230.G requires the lots to have a maximum length to width ratio of four-to-one.
Request: Five (5) of the proposed lots, numbered 2, 5, 6, 7 and 8, exceed this requirement.

Location of Proposal: The West half of the East half of the Northwest quarter of Section 10, Township 29 North, Range 36 East, W.M. in Stevens County, Washington. Tax Parcel Numbers 1512040 and 1512050.

Date of Subdivision Application: October 1st, 2008

Date of Determination of Incompleteness: October 30th, 2008

Date of Variance Application and Revised Subdivision Application: November 16th, 2010

Date of Determination of Incompleteness: December 1st, 2010

Date of Revised Variance Application: June 8th, 2011

Date this Notice was issued: August 10th, 2011

Deadline for all Written Comments and Comments on the Variance application: August 31st, 2011

Date of Public Hearing: September 28th, 2011

List of project permits: Variance, Subdivision, 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 are 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; Well Start Card from the Dept. of Ecology.

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: Title 3, Stevens County Unified Development Regulations adopted by Ordinance No. 2007-01, as amended by Ordinances 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.

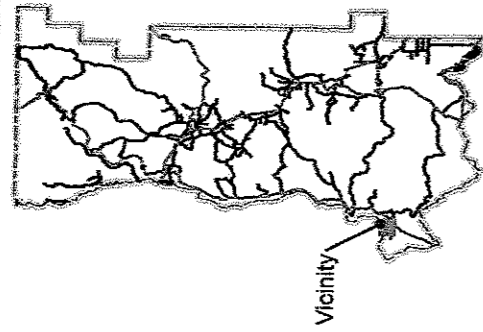
Commenting: Any person has the right to comment on the application, receive notice of and participate in any hearings, request a copy of the decision once made and, if he or she has standing, to appeal. No decision on the application will be made until after the close of the public comment period. The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

All comments on the Variance application and all written comments on the Subdivision must be submitted by **4:30 p.m., on Wednesday, August 31st, 2011**, to the Planning Division of the Stevens County Land Services Department. The Variance is a Type 2 administrative permit. A decision on the Variance application will follow the comment period. If appealed, the Appeal Hearing for the administrative Variance decision will be incorporated into the Open Record Hearing for the Subdivision pursuant to SCC 3.30.130(C).

Public Hearing: An Open Record Hearing for the Subdivision is scheduled to go forward before the Hearing Examiner at **9:00 a.m. on Wednesday, September 28th, 2011**, 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:
 Ridge to River (LP 7-2010)
 Isaak Children LLC
 6194 Bear Tracks Way, Fruitland
 Parcel # 1612040 and 1612060
 W1/2 E1/2 NW1/4
 Sec. 10, Twp. 29 N, Rge 36 EWM
 In Stevens County, Washington



Vicinity

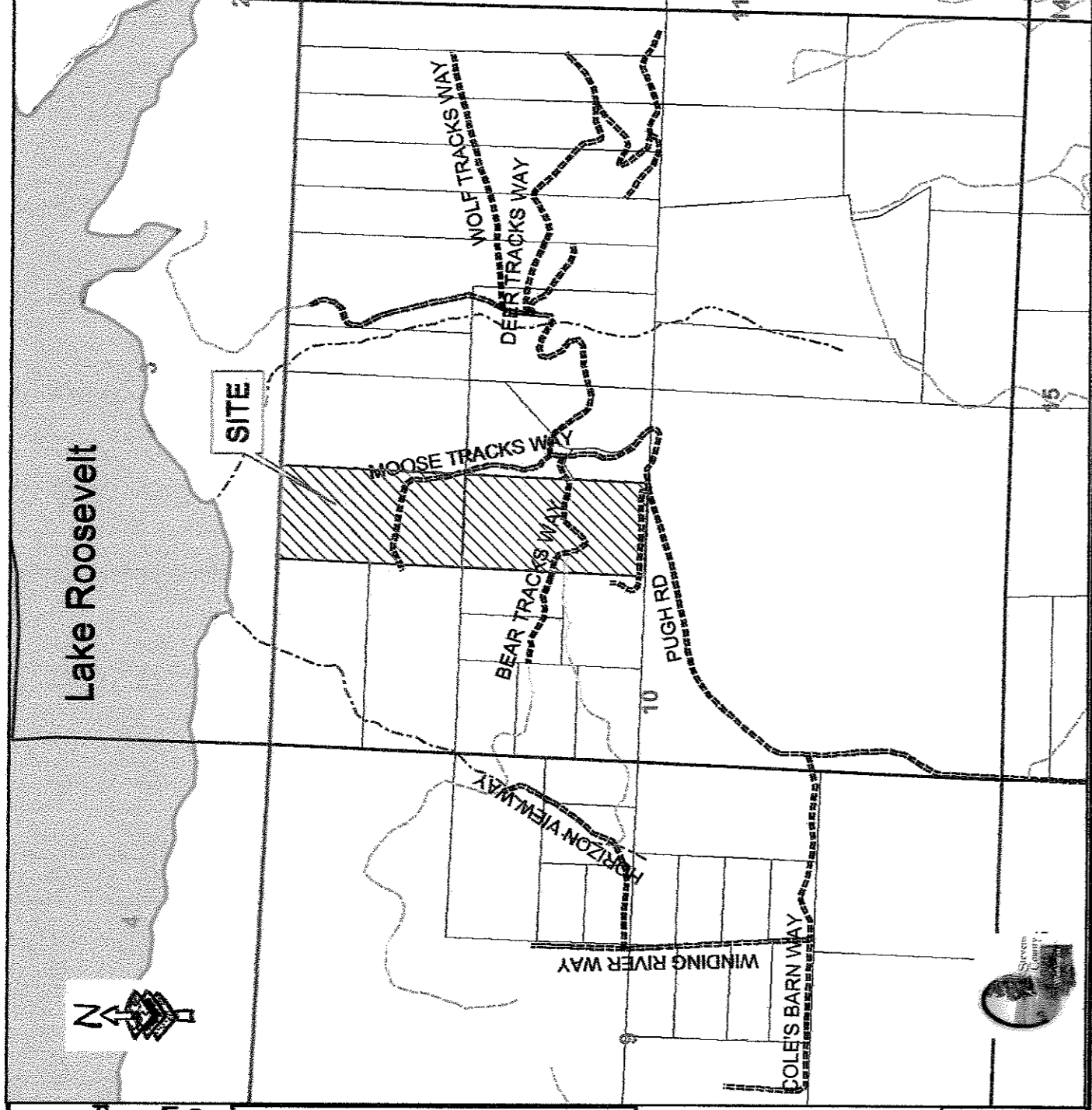
1 Inch = 1,000 Feet

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

Date: August 10th, 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.
 260 S. Oak St., Colville, WA 99114
 509-684-2401



Lake Roosevelt

SITE

WOLF TRACKS WAY

DEER TRACKS WAY

MOOSE TRACKS WAY

BEAR TRACKS WAY

HORIZON VIEWWAY

WINDING RIVER WAY

COLE'S BARN WAY

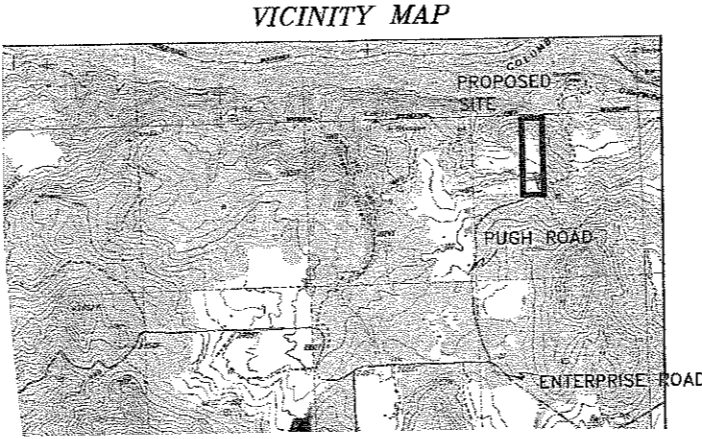
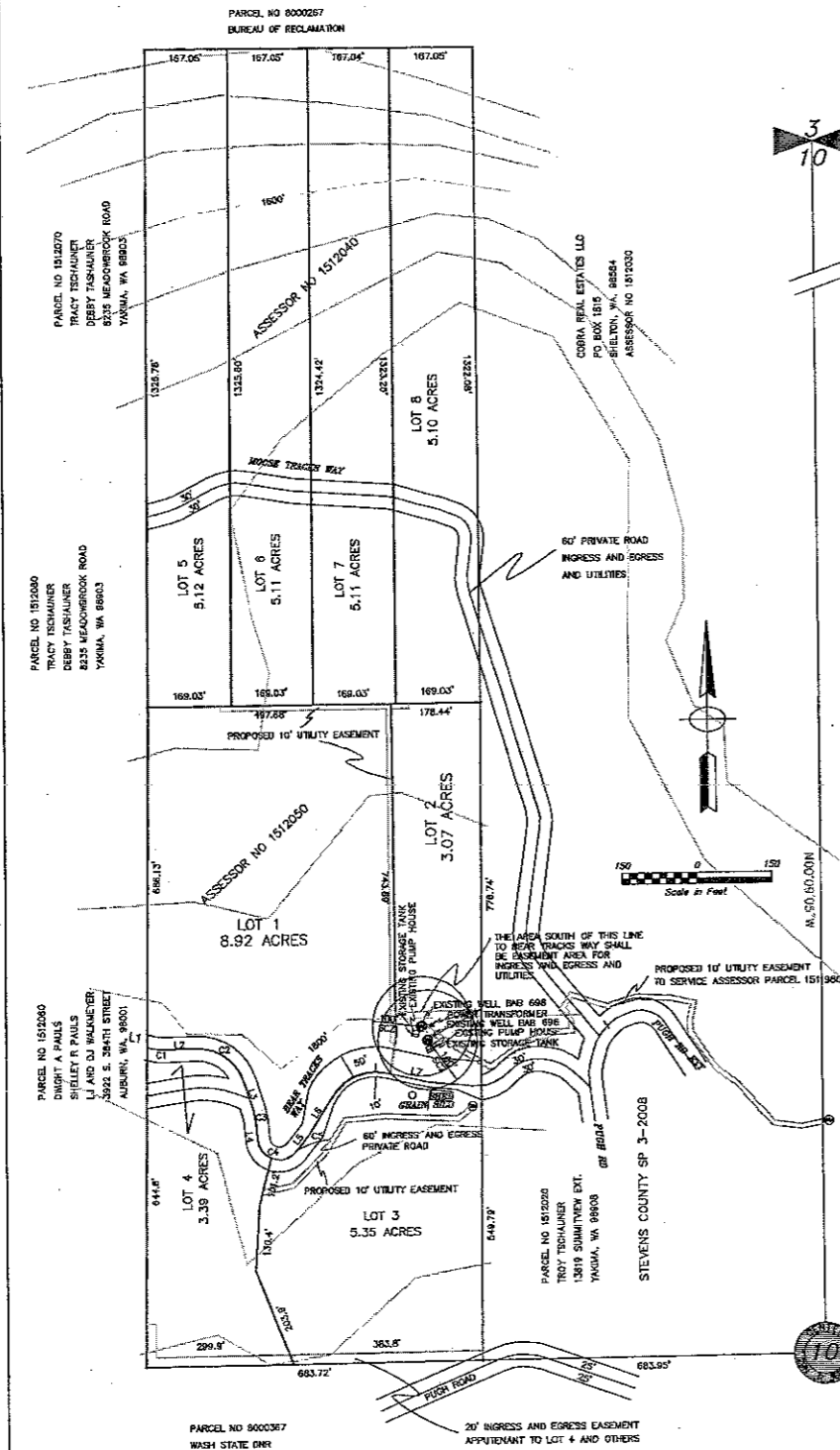
PUGH RD

10

15

14

PROPOSED RIDGE TO RIVER LONG PLAT



LEGAL DESCRIPTION
 THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10,
 TOWNSHIP 29 NORTH, RANGE 36 EAST, W.M., STEVENS COUNTY, WASHINGTON.

EQUIPMENT & PROCEDURES
 EQUIPMENT: LEICA FOR 830
 LEICA 401250 GPS CONTROLLERS
 LEICA ATX1230 GPS ANTENNAE
 PROCEDURES: INITIAL CONTROL ESTABLISHED BY RAPID-STATIC GPS OBSERVATIONS,
 WITH A PRECISION OF +/- 2 CM. CONVENTIONAL TRAVERSES
 WERE RUN BETWEEN INITIAL CONTROL FOR SITE SPECIFIC INFORMATION.
 PROCEDURES MEET OR EXCEED W.A.C. 332-130-080.

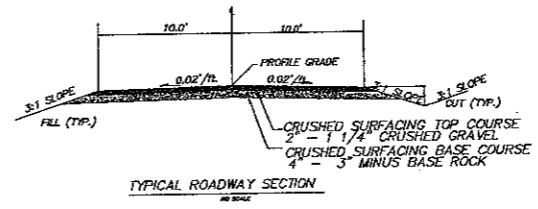
STATEMENT OF GRID DISTANCES
 THE DISTANCES AND AREAS SHOWN HEREON ARE GRID VALUES PER
 NAD 83/11, WASHINGTON STATE COORDINATE SYSTEM, NORTH ZONE
 AND VERTICAL DATUM BASED ON 1929 AND PACIFIC NORTHWEST
 SUPPLEMENTARY ADJUSTMENT OF 1942, WITH A UNIFORM GRID
 FACTOR OF 0.9999458 TO OBTAIN GROUND DISTANCES AND AREAS
 MULTIPLY MAP VALUES BY 1.0000542

BASIS OF BEARING
 WASHINGTON STATE COORDINATE SYSTEM, NORTH ZONE,
 NAD 83/11 DERIVED FROM G.P.S. OBSERVATIONS

LEGEND
 (●) FOUND MONUMENT AS NOTED
 (○) REBAR PER VOL. 351, PG. 0849
 (○) CALCULATED POINT, NOT SET
 (○) SET 5/8" X 24" REBAR & CAP L.S. 30434
 (○) RECORD MEASUREMENT
 CONTOURS DERIVED BY INTERPOLATION OF USGS QUAD DATA

LINE	BEARING	DISTANCE
L1	S 78°02'15" E	13.08'
L2	N 88°14'17" E	60.97'
L3	S 18°35'52" E	62.31'
L4	S 25°25'56" E	35.98'
L5	N 39°00'43" E	42.18'
L6	N 32°55'18" E	86.54'
L7	S 77°13'43" E	97.92'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	23.99'	23.99'	S 84°35'52" E	134.57°
C2	100.00'	22.70'	19.18'	S 55°10'24" E	283.00°
C3	100.00'	22.98'	22.93'	S 12°00'44" E	130.98°
C4	45.00'	108.47'	83.30'	S 73°12'58" E	135°33'21"
C5	100.00'	12.05'	12.05'	N 35°33'01" E	06°55'25"



STEVENS COUNTY
 LONG PLAT NO.
 LP XXXXXX

THE W1/2 OF THE E 1/2 OF THE NW 1/4
 SECTION 10, T. 29 N., R. 36 E.W.M.

ASSESSOR'S PARCEL NO. : 1512050 - 1512040

ORIGINAL TRACT OWNERS
 ISAAK CHILDREN, LLC
 PO BOX 853
 COALIE CITY, WA, 99115
 EXISTING ZONING: RS WATER SOURCE GROUP: B WATER SYSTEM
 NO. PLATTED LOTS: 8 SEWAGE SYSTEM: ON-SITE

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT ISAAK CHILDREN, LLC, HAVE CAUSED TO BE PLATTED INTO LOTS THE LAND SHOWN HEREON TO BE KNOWN AS CARLEBACK PARCELS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10,
 TOWNSHIP 29 NORTH, RANGE 36 EAST, W.M., STEVENS COUNTY, WASHINGTON,
 SUBJECT TO AND TOGETHER WITH EASEMENTS AS NOTED
 AND, THEY HEREBY DEDICATE TO FOR PUBLIC USE OR LOT OWNERS, THE STREETS AND ROADS AS SHOWN HEREON.
 BRIAN ISAAK, PRESIDENT, ISAAK CHILDREN, LLC

ACKNOWLEDGEMENT
 STATE OF)
) SS
 COUNTY OF)
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BRIAN ISAAK IS THE PERSON WHO APPEARED BEFORE ME,
 AND THAT SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE IS AUTHORIZED TO
 EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF ISAAK CHILDREN, LLC, A WASHINGTON STATE
 CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTIES FOR THE USES AND PURPOSES SET FORTH IN THIS
 INSTRUMENT.
 DATED THIS _____ DAY OF _____, 2010.
 NOTARY PUBLIC IN AND FOR THE STATE OF _____
 RESIDING AT _____
 MY COMMISSION EXPIRES _____

STEVENS COUNTY TREASURER:
 I HEREBY CERTIFY ON THIS _____ DAY OF _____, 2010, THAT ALL TAXES DUE AND PAYABLE ON ALL
 PROPERTY IN THE PROPOSED SUBDIVISION AND DELINQUENT ASSESSMENTS FOR WHICH THE LAND WITHIN THE SUBDIVISION
 MAY BE LIABLE HAVE BEEN FULLY PAID, SATISFIED OR DISCHARGED.

 STEVENS COUNTY TREASURER

NORTHEAST TRI-COUNTY HEALTH DISTRICT
 THIS PLAT HAS BEEN EXAMINED AND APPROVED, SUBJECT TO THE CONDITIONS AND RESTRICTIONS, BY ME THIS _____
 DAY OF _____, 2010.


 HEALTH DISTRICT OFFICER

STEVENS COUNTY PUBLIC WORKS:
 THIS PLAT HAS BEEN EXAMINED AND APPROVED BY ME THIS _____ DAY OF _____, 2010, AS TO GENERAL DESIGN AND LAYOUT OF ROADS, STREET ALLEYS AND EASEMENTS,
 AND CONSTRUCTION OF SAME OR A ROAD BOND HAS BEEN POSTED.

 PUBLIC WORKS DIRECTOR

STEVENS COUNTY BOARD OF COMMISSIONERS:
 APPROVED BY THE BOARD OF STEVENS COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2010.
 ATTEST: _____ CLERK OF THE BOARD _____ CHAIRMAN, BOARD OF STEVENS COUNTY COMMISSIONERS

COUNTY AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS _____ DAY OF _____, 2010, IN BOOK _____ OF _____
 AT PAGE _____ AT THE REQUEST OF _____ LARRY P. BERNHARDT
 _____ COUNTY AUDITOR _____ RECORD NUMBER _____

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE
 BY ME OR UNDER MY DIRECTION IN CONFORMANCE
 WITH THE REQUIREMENTS OF THE SURVEY RECORDING
 ACT AT THE REQUEST OF BRIAN ISAAK IN AUGUST,
 2010.


ASSESSOR INDEXING
 WEST 1/2 EAST 1/2 NW 1/4
 SECTION 10, T29N, R36E

NW Land Surveying, LLC
 1105 YOMLA DR. CHAM, WA (509) 826-1763
 101 E. LOCUST ST. WATERVILLE, WA (509) 745-8530

DATE: 11-1-10 JOB NO.: 07204
 DRAWN BY: LPK SHEET 1 OF 1
 SCALE: 1" = 150'

Revised

SUBDIVISION 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

Ridge to River

FOR OFFICE USE ONLY
File Number: 7-2008
Receipt: 15155
Date Received: 11-16-2010

(Type #3 Application)

Application Checklist:


- Subdivision Application fee (See Fee Schedule), payable to Stevens County Land Services.
- Completed application form.
- Completed Environmental Checklist (SEPA) (Additional Fee – See Fee Schedule).
- Title Report or Plat Certificate, issued within the previous thirty days.
- Eight copies of the preliminary plat, consisting of one or more sheets 24" by 36" drawn to a scale large enough to clearly portray all of the drafting detail. The preparation of the Preliminary Plat shall be made by or under the supervision of a licensed surveyor authorized to practice the profession of land surveying under the provisions of Chapter 18.43 RCW. The preliminary map shall show the following:
 1. The name of the proposed plat, name of the applicant and name of licensed surveyor.
 2. The approximate legal description of all lands included in the proposed plat.
 3. Location of existing features such as roads, railroads, buildings, bodies of water, utilities, section subdivision lines, easements, wells, on-site sewage systems, and other pertinent items and distances to property lines, if existing structures.
 4. Approximate location of existing monuments, markers and boundary lines.
 5. Layout of proposed lots and blocks with approximate dimensions and proposed roads, street, alleys and easements.
 6. Adjacent platted areas showing the relationship of connecting streets, utilities, etc.
 7. Location of any portions to be set-aside for recreation areas, access areas, schools, parks or other public uses.
 8. Indication of any portion(s) of the tract for which successive or separate final plats are to be submitted.
 9. Existing platted area either in whole or in part, the lots, blocks, streets, etc. of the original plat shall be shown with dotted lines.
 10. North arrow and scale of map.
- One 11" x 17" reduced size Preliminary Plat map
- Supplemental information, two copies of the preliminary plat showing the following:
 1. Contours of sufficient interval to show the topography of the proposed plat.
 2. Tentative grades of proposed roads, streets, alleys or easements.
 3. An illustration of a typical road section showing construction designs and proposed surfacing.

APPLICANT SIGNATURES

This application is subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed subdivision until a Determination of Completeness is issued pursuant to SCC 3.30.110. I certify that the information contained on this application is true, complete and accurate to the best of my knowledge. I understand that information will be used by Stevens County for determining whether this proposal meets the Decision Criteria specified in SCC 3.20.035. I 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



 Larry Kendrick

***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.

SUBDIVISION APPLICATION

CONTACT INFORMATION

Primary Contact: Larry Kendrick / NCW Land Surveying LLC
Mailing Address: PO Box 338
City Waterville State Wa Zip 98858
Day Time Phone: 509-745-8530 Fax: 509-745-8534
Email Address: ncwlarry@nwi.net

Property Owner(s): Isaak Children LLC
Mailing Address: PO Box 953
City Coulee City State WA Zip 99115
Day Time Phone: 509-681-0109 Fax: _____
Email Address: isaakbrothers@accima.com

Surveyor: NCW Land Surveying LLC
Mailing Address: PO Box 338
City Waterville State WA Zip 98858
Day Time Phone: 509-745-8530 Fax: 509-745-8534
Email Address: ncwlarry@nwi.net

LEGAL DESCRIPTION

Tax Parcel Number(s) to be platted: 1512050 and 1512040
Legal Description to be platted: W1/2 NE1/4NW1/4 and W1/2SW1/4NW1/4
Sec. 10 Twp. 29 Rge. 36
Total Number of Lots: 8
Total Acreage to be Platted: approx. 40 acres

ZONING INFORMATION

Proposed Use of Subdivision: Residential Commercial Mixed Use Other

WATER SUPPLY

What type of water supply **currently exists** on the subject property:

- None
- Individual Domestic Well(s) on Lot(s) _____
Completed on _____, Depth: _____ Producing: _____ gal/min
- Two-Party Shared Domestic Well(s) on Lot(s) _____
Completed on _____, Depth: _____ Producing: _____ gal/min
- Community System serving Lot(s) planned Group B water system and additional well for adjoining prop
System ID Name/Number: _____
- Public Water Connection(s) serving Lot(s) _____
Provided by: _____

Please indicate what type of water supply is **proposed** to satisfy Section 3.11.230(A):

- Individual Domestic Well(s) for Lot(s) _____
- Two-Party Shared Domestic Well(s) for Lot(s) _____
- Connection to an existing Community System serving Lot(s) _____
System Name/Number: _____
- Connection to an existing Public System serving Lot(s) _____
Provided by: _____
- Develop a new Community Water Supply (Group B) serving Lot(s) _____

SEWAGE DISPOSAL

What method of sewage disposal **currently exists** on the subject property?

- None
- Individual On-site System(s) on Lot(s) _____
Permit #(s): _____
- Community System serving Lot(s) _____
System Name/Number: _____
- Public Connection(s) serving Lot(s) _____
Provided by: _____

Please indicate what method of sewage disposal is **proposed** for this plat:

- Individual On-site System(s) on Lot(s) _____
- Connection to an existing Community System serving Lot(s) _____
System Name/Number: _____
- Connection to an existing Public System serving Lot(s) _____
Provided by: _____
- Develop a new Community System serving Lot(s) _____

ROADS AND ACCESS

How do you **currently** access the subject property?

- County Road (Please specify name) Pugh Road
- State Highway (Please specify #) _____ Nearest Mile Post # _____
- Private Easement, recorded on Pugh Road Ext. and Bear Tracks WAY under Auditor's File # 2009 0009272
Name of Easement Road OR nearest Public Road: _____
Description of Easement Road (width, surface, etc.): Gravel surface

Which proposed lots have **existing** access and how?

- Direct access from County Road via individual approach for Lot(s) _____
- Direct access from State Hwy via individual approach for Lot(s) _____
Approach Permit #(s): _____
- Shared private driveway from County Road for Lot(s) _____
- Shared private driveway from State Hwy for Lot(s) _____
Approach Permit #(s): _____
- Private Easement Road for Lot(s) lots 1 through 8

Please specify how each lot is **proposed** to be accessed:

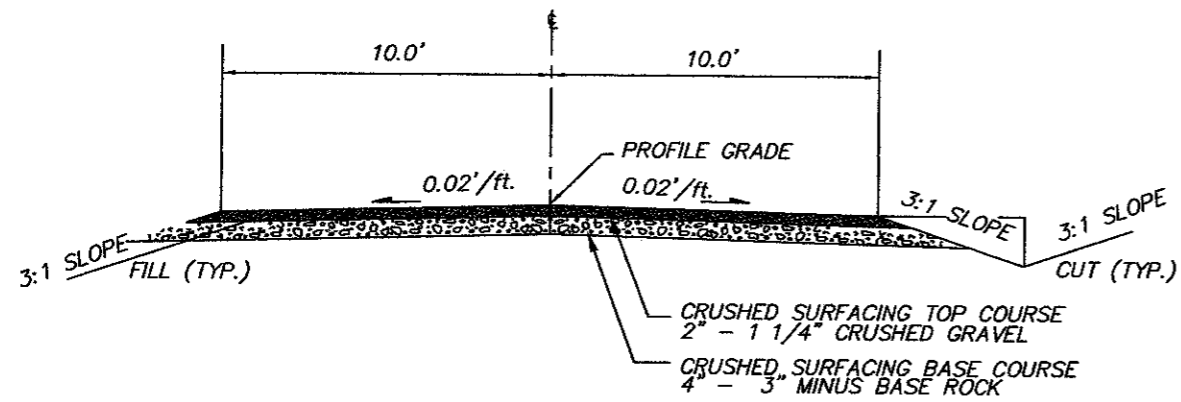
- Direct access from public road via individual approaches for Lot(s) _____
- Shared private driveway (serving only 2 lots) for Lot(s) _____
- Private Easement Road for Lot(s) lots 1 through 8

Will the proposed subdivision create a new:

- County Road(s) – Proposed Road Name(s): no
Proposed Right of Way Width: _____; Proposed Unobstructed Width: _____;
Proposed Road Surface Width & Material: _____
- Private Road(s) – Proposed Road Name(s): roads exists at this time
Proposed Right of Way Width: 22'; Proposed Unobstructed Width: reduction to 7.4 feet;
Proposed Road Surface Width & Material: gravel

RECEIVED
NOV 16 2010

BY:.....



TYPICAL ROADWAY SECTION

EXHIBIT OF
TYPICAL PROPOSED ROAD SECTION
RIDGE TO RIVER LP
SECTION 10, T.29N., R.36E.W.M.
STEVENS COUNTY, WASHINGTON

NW Land Surveying, LLC	
1105 KOALA DR. OMAK, WA (509) 826-1763	101 E. LOCUST ST. WATERVILLE, WA (509) 745-8530
DATE: 11-4-10	DWG NAME: TYPICAL ROAD SECTION
DRAWN BY: LPK	JOB NO.: 07004
SCALE: NTS	SHEET 1 OF 1

VARIANCE 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

FOR OFFICE USE ONLY

File Number: VAR 2010-025

Receipt: 16294

Date Received: **RECEIVED**

JUN 08 2011

BY: _____

(TYPE 2 APPLICATION)

Application Submittal Checklist:


- Application fee** of \$300.00, payable to Stevens County Land Services.
- Two copies of the proposed site plan**, on minimum size paper 8-1/2 x 11", 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.
 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**
 1. Photographs of property area or structure for which variance is requested
 2. Other _____
- Completed application form**

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 3.20.030. 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


Kandy P. Kendrick

VARIANCE 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

CONTACT INFORMATION

Primary Contact: NCW Land Surveying
Mailing Address: PO Box 338
City: Waterville State WA Zip 98858
Day Time Phone: 509-745-8530 Fax: 509-745-8534
Email Address: ncwlarry@nwi.net

Property Owner(s): Isaak Children LLC
Mailing Address: PO Box 953
City: Coulee City State WA Zip 99115
Day Time Phone: 509-681-0109 Fax: _____
Email Address: isaakbrothers@accima.com

PROPERTY LEGAL DESCRIPTION

Tax Parcel Number(s): 1512050 & 1512040

Legal Description

West half of the East half of the northwest quarter

Sec. 10 Twp. 29 Rge. 36

Or Name of Subdivision: NA Lot _____ Block _____

Site Address/City unavailable

PROJECT DESCRIPTION

What is the existing and/or proposed use of the property?

The existing use is open space. The parcel is being subdivided into 8 lots for residential resale.

What part of your proposed project does not meet requirements? Please describe the variance(s) you are requesting?

Height of structure N/A

Property line setbacks - lot to width ratio _____

Road right of way width Roadway width

Water supply N/A

Other information that describes your variance request

We are requesting two variances:

- 1) A reduction of access width from a type 2 access per SCC 3.11.210 to a type 3 access per SCC3.16.210.
- 2) A reduction of the four to one lot length to lot width as specified under SCC 3.11.230 (G).

REVIEW CRITERIA

The County will consider the criteria listed in SCC 3.20.030 in reviewing applications for variances and may only 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. 3.20.030 (A) Decision Criteria for Variances

1. Why does strict enforcement of the requirement create an unnecessary hardship or deprive you of the rights commonly enjoyed by others in the same area?

Numerous variances in the area on either side of the subject property has been granted a variance for road width from those standards imposed for a long plat versus those required for a short plat. On either side of this development, the road widths are the lessor width due to previous short platting activities.

2. Does the property have a unique size, shape, topography or location? If so, please describe.

The property is approximately 1368' wide by 2650' long. It is very steep on the North 700 feet which is not suitable for residential structures and the remaining land is quite flat or has good potential building sites. A reduction of the lot width to length ratio would allow for a clustering of residential structures without intruding upon the North 700 feet which would be have more risk of erosion. The present road system also creates a natural division of land uses with Lots 5-8 containing building areas on the flat areas. This is consistent with the Rural element of the Comprehensive Plans, under the Managing Rural Development RU-9 through RU-13.

3. Did an action by the applicant or property owner create the need for the variance? If so, what happened?

NO

4. Would granting a variance create a health or safety problem? Please explain.

There would be no health or safety concerns created through this variance request. The request for road width variance would be consistent with adjoining parcels of land and there fore allow for fire and safety equipment the same access standards as would be encountered on entry and exit from subject parcels. In addition, the proponent has met with the fire marshal on site and reviewed both the road width and unobstructed width requirement and they see no impediment to fire and safety if this variance is granted. The lot length to lot width ratio reduction would allow for a tighter clustering of residential structures development which again would allow for better fire and safety response than a standard lot configuration.

5. Would granting a height or setback variance infringe upon the rights of adjacent property owners or interfere with an easement? Please explain.

We are not requesting any height or setback variance.

6. Is your request the minimum necessary in order to complete your project? Please explain.

Although the denial of these four variances would not stop the development from moving forward, it would require a reconsideration of the project layout.

Sec. 3.20.030 (B) Decision Criteria for Variances

A variance is not appropriate and shall not be granted to change a use or to allow establishment of a use that is not otherwise permitted in the zone in which the proposal is located. Granting of a variance shall not relieve an applicant from complying with any other standard or requirement of this Title unless and only to the extent that such standard or requirement is specifically addressed as part of the decision on the requested variance.

Revised

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

(TYPE 2 APPLICATION)

Application Submittal Checklist:

- Application fee of \$150.00, payable to Stevens County Land Services
- A completed environmental checklist
- Any other supplemental information.

BY:

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

FOR OFFICE USE ONLY

Ridge to River

File Number: CP1-2008-1VAR

Receipt: 15155

Date Received: _____

LEGISLATIVE

NOV 16 2010

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

BARRY KEADICK

DATE RECEIVED _____

**STEVENS COUNTY LAND SERVICES
ENVIRONMENTAL CHECKLIST**

To the Applicant:

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, 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 question 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, Ridge to River
2. Name of applicant, Isaak Children LLC
3. Address and phone number of applicant:
Street/Mailing address, 38813 Hwy 155 N., P.O. Box 953

City, Coulee City, State, WA, Zip, 99115 Phone, _____

4. Date checklist prepared: September 30, 2008

5. Agency requesting checklist: STEVENS COUNTY LAND SERVICES

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

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

None

8. List any environmental information you know about that has 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.

None

A.1. Application Nos.: LP 7-2008 (aka Ridge to River) and VAR 2010-025

A.5. Planning Division

A.6. This is an application for a Long Plat not a Short Plat. As per SCC 3.11.300, the standard term for preliminary subdivision approval is 5 years to complete the construction and be granted final plat approval. Extensions can be granted.

A.7. Further development of the eight (8) proposed lots for residential use which may include construction of dwellings, outbuildings, installation of on-site sewage disposal systems, wells, etc.

A.9. This Long Plat includes a Variance application to reduce the road requirements within the plat. SCC 3.11.230.C and 3.11.210.B require this type of development to have a 50 foot wide Road Easement with a 40 foot wide unobstructed area, and a 24 foot wide gravel surface. The applicant is asking that the roads be allowed to meet the criteria of SCC 3.11.210.c of a 50 foot wide Road Easement with no specified unobstructed area, and a 20 foot wide gravel surface.

A.10. Forest Practice Permit – DNR; Septic Approval – Northeast Tri-County Health District; Building Permit – Stevens County Building Dept; Wells Start Card – WA Dept. of Ecology; Group B Water Systems – WA Dept of Health

**Comments by Stevens County Planning for
Ridge to River, LP 7-2008 and VAR 2010-025:**

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.
The project size is approx. 40 acres in size. This proposal is to create eight parcels for residential use, ranging in size from approx. 2.25 to 8.93 acres. Individual on-site septic treatment is being proposed. There is an existing domestic well and is anticipated to be used for Group B water system upon approval by Stevens County Health.
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.

Located in Section 10, Township 29 North, Range 36 East, approximately 2 miles East of Pugh Rd.

A.11. Ridge to River is a proposal to create eight (8) residential lots from approximately 40 acres in the RA-5 zone. VAR 2010-25 is a request to reduce two (2) of the platting requirements: Requirement: SCC 3.11.230.C and 3.11.210.B require this type of development to have a 50 foot wide Road Easement with a 40 foot wide unobstructed area, and a 24 foot wide gravel surface. Request: The applicant is asking that the roads be allowed to meet the criteria of SCC 3.11.210.c of a 50 foot wide Road Easement with no specified unobstructed area, and a 20 foot wide gravel surface. Requirement: SCC 3.11.230.G requires the lots to have a maximum length to width ratio of four-to-one. Request: Five (5) of the proposed lots, numbered 2, 5, 6, 7 and 8, exceed this requirement.

A.12. The West half of the East half of the Northwest quarter of Section 10, Township 29 North, Range 36 East, W.M. in Stevens County, Washington. Tax Parcel Numbers 1512040 and 1512050.

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 hills, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?
15%

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.

Republic gravelly sandy loam, Spokane-Rock outcrop complex, Bernhill silt loam, Donavan loam, Republic silt loam

d. Are there surface indications or a history of unstable soils in the immediate vicinity? If so, describe.

The subject soil study identified the soil type as slow runoff and slight erosion. No significant soil erosion on site.

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

Minor grading shall occur in conjunction with the proposed building lot & for conjunction of the access road system. Estimated at less than a 1,000 cubic yards.

B.1.e. Also, further lot development for residential purposes will include normal filling and grading associated with residential construction activities and normal roadway upgrades and maintenance.

B.1.c. NRCS Barnhill Series No. 21, Donavan Series No. 72, Republic Series No. 182 & 184, and Spokane Series No. 224.

TO BE COMPLETED BY THE APPLICANT

EVALUATION FOR
AGENCY USE ONLY

- f. Could erosion occur as a result of clearing construction or use?
if so, generally describe.
This project will employ sound engineering practices along with proper construction design and construction techniques to effectively minimize any erosion hazard.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
At project completion it is anticipated that less than 4% of the site will be covered by impervious surfaces.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any?
Existing vegetation shall be maintained to the largest degree as possible. Proper design & construction techniques will be used as measures to reduce the hazard of erosion during project development.

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.
but control measures meeting the requirements of MAC 173-400 will be employed during site development & during residential construction. Long term emissions will be likely from the use of automobiles, lawn care equipment and heating appliances such as propane and/or wood stove.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, describe.

None

- c. Proposed measures to reduce or control emissions or other impacts to air, if any?
Site watering to control escapement fugitive dust during soil disturbance, re-vegetation of disturbed areas and retention of existing site natural vegetation will assist in the reduction of emissions to the air.

3. WATER

B.1.h. As per SCC 3.04.020.D, when preparing stormwater plans, use the technical design standards and best management practices recommended in the Department of Ecology Stormwater Manual for Eastern Washington (2004) as a guidance tool.

B.2.a. This type of development normally creates the following emissions:
Short term: Increase in dust, smoke and equipment exhaust during property cleanup and road construction activities.
Long term: Increase in dust and exhaust from an increase of automobiles daily on roads (both public and private) and possible wood smoke for normal residential heating.

B.2.b. This property is in a rural area. Resource activities such as agricultural, forestry and mining are common on rural lands. These types of resource activities normally create dust, smoke, odors and equipment exhaust.

B.2.c. The following plat restriction is normally included on all plat approvals:

"Portions of Stevens County are characterized by ongoing resource activities, including farming, ranching, tree growing and harvesting, and the extraction of sand, gravel and other minerals. These activities are part of Stevens County's history, and it is the policy of the County to encourage their continuation. Your property is located within 300 feet of property designated, zoned and/or currently used for resource activities (agriculture, forestry, or mineral extraction). A variety of legally permitted activities occurring on such lands may cause inconvenience or discomforts. These may include but are not limited to noise, odors, fumes, dust, smoke, vibration, truck traffic, the operation of machinery, the storage and disposal of manure, the application by spraying or otherwise of chemical or organic fertilizers, soil amendments, herbicides and pesticides."
Additionally, wood stoves should be EPA approved.

TO BE COMPLETED BY THE APPLICANT

EVALUATION FOR
AGENCY USE ONLY

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.

Columbia River is approximately 1 mile North of project

- 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

B.3.a.5. Zone X per FEMA (area determined to be outside the 500 year flood plain. Community Panel Number: 530185 0550 B. Effective Date: 9-14-90.

- 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.3.b.1. Existing wells are located on the property. Proposal is to have public water system approved to serve the proposed lots. The minimum required by Stevens County to obtain a building permit for a residential structure is 800 gal/day. This is an equivalent of 6400 gal/day minimum to serve the 8 proposed lots.. As per SCC 3.11.230.A, proof of adequate and potable water shall be required to be submitted prior to final plat approval.

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

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

TO BE COMPLETED BY THE APPLICANT

EVALUATION FOR
AGENCY USE ONLY

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. Typical residential sewerage discharge will be handled by an on-site septic system. All required permits will be obtained and all required inspections during septic system construction and installation will be completed as required by Stevens County Public Health.

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.

Storm water runoff from impervious surfaces should have limited to no impact due to site soils and development design and maximum retention of native vegetation currently existing on site.

2) Could waste materials enter ground or surface waters? If so, generally describe. It is not anticipated that waste material will enter ground or surface water as a result of this project.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
None

4. PLANTS

a. Check or circle types of vegetation found on the site:

- deciduous trees: alder, maple, aspen, other _____
- evergreen trees: 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? Some native vegetation including grasses will be removed during site preparation and construction. Areas disturbed are expected to be for roadway construction and required drainage ditches and future home site areas.

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

B.3.b.2. As per SCC 3.1.1.230.B, site review approval by the NETCHD shall be required to be complete prior to final plat approval.

Installation of the individual on-site sewage systems for the proposed residential lots will be completed at the time of lot development. Each system shall be required to meet design criteria based upon soil types & structure size & shall be designed in accordance with prevailing regulations administered by the NETCHD.

B.3.c.2. Sewage systems shall be designed with respect to soil types in order to minimize impacts.

B.3.d. The following plat restrictions are normally included on all plat approvals:

- "Unless stated otherwise, approval of this plat does not vest any future use or development of any lot. Permit applications will be reviewed based upon the requirements of regulations in effect at the time of submittal. Lot owners are advised to contact the Stevens County Land Services Department for use or development requirements."
- "This plat has been reviewed by the Northeast Tri-County Health District for the use of on-site sewage disposal systems in accordance with regulations in effect at the time the plat application was received. Unless stated otherwise, approval of this plat does not warrant or imply the issuance of a permit to install any specific type of on-site sewage disposal system. Permits for on-site sewage disposal systems will be issued based upon requirements of regulations in effect at the time the permit application is submitted."
- "Prior to the issuance of a building permit for occupied structures, proof of adequate (quantity) and potable (quality) water is required. Water source development should allow for a 100-foot radius around the supply, within the lot boundaries, as a protection from potential sources of contamination."

EVALUATION FOR
AGENCY USE ONLY

TO BE COMPLETED BY THE APPLICANT

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

B.4.d. Each homesite is anticipated to have some landscaping surrounding it which may or may not incorporate natural vegetation. The large lot sizes allow also for the retention of natural spaces within each lot.

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 Turkey
Animals: deer, bear, cat, beaver, other
Fish: bass, salmon, trout, herring, shellfish, other trout

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

Columbia River has salmon! steelhead is 17 15 2
migrate route. The River is approximately 1000 feet
wide

B.5.a. No fish on this site but located in Lake Roosevelt.

B.5.b. No documented threatened or endangered species on this site. Salmon and Steelhead are not normally located this far North on the Columbia due to Grand Coulee Dam.

B.5.c. This property is contained within the "Greenwood" habitat area as designated by the Department of Fish and Wildlife for "White-Tail Deer winter range with medium local concentrations". White-Tail Deer are "game species" and therefore are not protected under the Stevens County Critical Areas Ordinance.

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

NO

None anticipated

B.5.d. Large lot sizes allow for open and natural spaces within each lot for use by wildlife.

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. Residential energy needs for this project will likely include electricity, wood or wood pellets. All energy used should be for residential & recreational use. No manufacturing on site is proposed.

B.6.a. Also potential for fuel oil or propane for heating or normal residential use.

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.

All structures constructed for human habitation will meet or exceed current building code compliance.

B.6.c. Including the Washington State Energy Code.

7. ENVIRONMENTAL HEALTH

TO BE COMPLETED BY THE APPLICANT

EVALUATION FOR
AGENCY USE ONLY

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 environmental health hazards should be associated with this proposal. Chemical use common to residential needs such as paint, lawn care products and household cleaning agents will be likely at any residence constructed on site.**

1) Describe special energy services that might be required.

None anticipated

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

None proposed

b. **Noise**

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

Typical construction noise during this phase of the project, shall be limited to normal working hours.

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. **Short term noise from development and construction activity including clearing and grading along with construction of roads, and residences or other development infrastructure will be likely. Construction activity will likely occur during daylight hours from 7:00 until 6:00pm Monday thru Saturday for any of the required project construction phase.**

3) Proposed measures to reduce or control noise impacts, if any: **Short term noise impact mitigation will propose to limit development and construction activity to day light hours from 7:00 to 6:00 Monday thru Saturday.**

8. **LAND AND SHORELINE USE**

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

Open Space

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

NO

c. Describe any structures on the site.

None

B.7.a. Risk of wild fire normally associated with Residential uses in Rural areas.

B.7.a.1. Project is located within Stevens County Fire District No. 2.

B.7.a.2. Lot owners are encouraged to develop fire defensible structures, open spaces surrounding the structures and to maintain roadways so as fire suppression apparatus may access the lots.

Also, the following plat restrictions are normally included on all plat approvals:

- "Stevens County Public Works will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards."
- "Maintenance of private roads is the responsibility of the property owners who benefit from its use."

B.7.b.1. This property is in a rural area. Resource activities such as agricultural, forestry and mining are common on rural lands. These types of resource activities normally create noise from equipment and additional traffic during harvest times. Said noise is typically not confined to normal daytime or working hours.

B.7.b.2. Long term there will be increase in noise due to normal residential uses and increase in traffic.

B.7.b.3. The following plat restriction is normally included on all plat approvals:

"Portions of Stevens County are characterized by ongoing resource activities, including farming, ranching, tree growing and harvesting, and the extraction of sand, gravel and other minerals. These activities are part of Stevens County's history, and it is the policy of the County to encourage their continuation. Your property is located within 300 feet of property designated, zoned and/or currently used for resource activities (agriculture, forestry, or mineral extraction). A variety of legally permitted activities occurring on such lands may cause inconvenience or discomforts. These may include but are not limited to noise, odors, fumes, dust, smoke, vibration, truck traffic, the operation of machinery, the storage and disposal of manure, the application by spraying or otherwise of chemical or organic fertilizers, soil amendments, herbicides and pesticides."

B.8.a. Normal rural uses which may include resource activities and rural residential uses.

B.8.b. The old barns (which have been removed) along with the existing grain silo and shed indicate that portions of the property may have been agriculturally used which may include graze lands.

B.8.c. A grain silo and shed are located on proposed Lot 3. Other old structures have been removed.

TO BE COMPLETED BY THE APPLICANT

EVALUATION FOR
AGENCY USE ONLY

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

No

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

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?

Not applicable

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?

At full build out assuming 4 persons per residences - a total of 32 persons

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.

As this project is creating only eight home sites, this project proposal should harmoniously blend into the surrounding area, which is mixed use of agricultural and residential.

9. HOUSING

B.8.d. Two older barns which were located within the road right of way on proposed Lots 1 and 2 were recently removed.

B.8.e. This site is contained within the Rural Area 5 designation of the Title 3, Stevens County Unified Development Regulations adopted by Ordinance No. 2007-01, as amended by Ordinances No. 2008-01, 2008-03 and 3-2009.

B.8.f. This property is designated as "Rural" in the Stevens County Comprehensive Plan adopted under Resolution No. 59-2006, as amended by Resolution No. 16-2008.

B.8.h. White Tail Deer are a considered a "Game Species" and therefore are not protected by the Stevens County Critical Areas Ordinance, Title 13.

B.8.i. Prior to plat approval the subdivision shall be reviewed for compliance with the following regulations: Stevens County Unified Development Code, Title 3, adopted under Ordinance No. 2007-01 and amended by Ordinance No. 2008-01; Chapters 36.70B; 58.17 and 43.21C, RCW. Additionally, the following plat restrictions are normally included on all plat approvals:

- "This plat utilizes the maximum allowable density under current regulation. The lots contained within this plat may not be further divided under the current regulation."
- "Unless stated otherwise, approval of this plat does not vest any future use or development of any lot. Permit applications will be reviewed based upon the requirements of regulations in effect at the time of submittal. Lot owners are advised to contact the Stevens County Land Services Department for use or development requirements."

TO BE COMPLETED BY THE APPLICANT

EVALUATION FOR
AGENCY USE ONLY

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

The project anticipates that eight additional units will be created in the middle to upper housing income.

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 proposed

B.9.c. The following plat restrictions are normally included on all plat approvals:

- "This plat utilizes the maximum allowable density under current regulation. The lots contained within this plat may not be further divided under the current regulation."
- "Unless stated otherwise, approval of this plat does not vest any future use or development of any lot. Permit applications will be reviewed based upon the requirements of regulations in effect at the time of submittal. Lot owners are advised to contact the Stevens County Land Services Department for use or development requirements."

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?

Residential units would be expected to be less than 35 feet in height. Exterior building materials such as wood, concrete or vinyl will be typical for residential finish in this region.

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

None

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

None

B.10.b. Views will be altered due to the development of the lots for residential use.

B.10.c. The following plat restrictions are normally included on all plat approvals:

- "This plat utilizes the maximum allowable density under current regulation. The lots contained within this plat may not be further divided under the current regulation."
- "Unless stated otherwise, approval of this plat does not vest any future use or development of any lot. Permit applications will be reviewed based upon the requirements of regulations in effect at the time of submittal. Lot owners are advised to contact the Stevens County Land Services Department for use or development requirements."

11. LIGHT AND GLARE

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

Lighting typical to residential use will occur during evening and night time darkness.

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

No, if properly installed

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

None

B.11.a. Additionally this type of development creates an increase automobile lights from increase of traffic due to the higher density use of the property.

B.11.b. View will be altered but are not expected to create safety hazards.

B.11.c. This property is in a rural area. Resource activities such as agricultural, forestry and mining are common on rural lands. These types of resource activities normally create light from equipment and additional traffic during harvest times and is not typically confined to normal daytime/working hours.

TO BE COMPLETED BY THE APPLICANT

EVALUATION FOR
AGENCY USE ONLY

- d. Proposed measures to reduce or control light and glare impacts, if any:
No significant impacts anticipated

12. RECREATION

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

- b. Would the proposed project displace any existing recreational uses? If so, describe.
NO

- 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.
None known

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None known

- c. Proposed measures to reduce or control impacts, if any:
N/A

B.11.d. The following plat restriction is normally included on all plat approvals:
"Portions of Stevens County are characterized by ongoing resource activities, including farming, ranching, tree growing and harvesting, and the extraction of sand, gravel and other minerals. These activities are part of Stevens County's history, and it is the policy of the County to encourage their continuation. Your property is located within 300 feet of property designated, zoned and/or currently used for resource activities (agriculture, forestry, or mineral extraction). A variety of legally permitted activities occurring on such lands may cause inconvenience or discomforts. These may include but are not limited to noise, odors, fumes, dust, smoke, vibration, truck traffic, the operation of machinery, the storage and disposal of manure, the application by spraying or otherwise of chemical or organic fertilizers, soil amendments, herbicides and pesticides."

B.12.a. Also potential for hunting and ORV/ATV use.

B.12.b. Traditional recreational uses including hunting are usually displaced when rural properties are converted to residential use.

B.12.c. Large lot sizes allow for other informal residential recreational uses within each lot.

TO BE COMPLETED BY THE APPLICANT

EVALUATION FOR
AGENCY USE ONLY

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. Access for this development shall be off Pugh Road; and existing access will be upgraded and permitted by Stevens County Public Works prior to development.

B.14.a. The Stevens County Public Works Department does not permit or grant approval of private roads. As per SCC 3.11.400, 410 & 420 it will be the applicants responsibility to submit proof of construction to Planning.

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?

Two parking spaces per dwelling unit will be provided

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

B.14.d. As per SCC 3.11.230.C, prior to plat approval the private roads shall be required to meet the following road standards of SCC 3.11.210.B: 50 foot wide Road Easement with a 40 foot wide unobstructed area, and a 24 foot wide gravel surface. VAR 2010-025 is a request to reduce the road standards to accommodate the existing road. The applicant is asking that the roads be allowed to meet the criteria of SCC 3.11.210.c of a 50 foot wide Road Easement with no specified unobstructed area, and a 20 foot wide gravel surface.

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

ADT calculations prepared using the Trip Generation Manual produced by ITE. The high Traffic Generation Calculation assumes each of the 4 proposed residences is used for full time residential use. The average of 9.47 ADT's x 8 residential units = 80 ADT's.

B.14.f. Peak times are expected to occur between 7:00 – 8:30 a.m. and 3:00 – 6:30 p.m. Higher levels may occur on a short term basis during construction and development activities.

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

No transportation impact measures are currently planned

B.14.g. The following plat restrictions are normally included on all plat approvals:

- "This plat utilizes the maximum allowable density under current regulation. The lots contained within this plat may not be further divided under the current regulation."
- "Stevens County Public Works will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards."
- "Maintenance of private roads is the responsibility of the property owners who benefit from its use."

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.

No

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

No measures are planned

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.

AVISTA

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 *Harry P. Kenwick*

Date Submitted 11-21-10

B.16.b. Telephone – CenturyTel

B.15.a. Conversion and development of property to residential uses typically create increase in all public services.

B.15.b. The following plat restrictions are normally included on all plat approvals:

- "This plat utilizes the maximum allowable density under current regulation. The lots contained within this plat may not be further divided under the current regulation."