

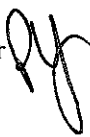


# STEVENS COUNTY LAND SERVICES

## NOTICE OF COMPLETE APPLICATION WITH OPTIONAL DNS NOTICE OF HEARING

**To:** Dept. of Ecology, SEPA Register  
Dept. of Ecology, Eastern Regional Office  
Dept. of Natural Resources, NE Regional  
Dept. of Natural Resources, SEPA Center  
Dept. of Natural Resources, Aquatic  
US Army Corps of Engineers  
Dept. of Fish and Wildlife  
Dept. of Fish and Wildlife-Critical Areas  
Dept. of Health  
Stevens County PUD No. 1  
Stevens County Public Works Department

Stevens County Fire Marshal  
Stevens County Fire District No. 1  
Northeast Tri-County Health District  
Building Division - Land Services Dept.  
Valley School District No. 70  
Avista  
Qwest  
Larry Benson, Ramer and Associates  
Mr. Richard Dunlap  
Ms. Christie Marshall  
Adjoining Property Owners

**From:** Paulette Yochum, Planner 

**Date:** January 13<sup>th</sup>, 2010

**Subject:** Notice for LP 2-2009 (aka Dunmar Estates)

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Enclosed please find a Notice of Application, SEPA Environmental Checklist, and related file documents for LP 2-2009 (**Dunmar Estates**). Dunmar Estates, proposed by **Richard L. Dunlap and Christie Marshall**, is a proposal to create seven (7) lots from approximately 35 acres in the RA-5 zone. Six (6) of the proposed lots are proposed for residential use and one (1) lot is proposed to be an unbuildable "Common Area".

Please retain these items for future reference.

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

**All written comments on the Subdivision must be submitted by 4:30 p.m., on Thursday, February 4<sup>th</sup>, 2010, to Paulette Yochum, Planner, 215 S. Oak—Courthouse Annex, Colville, WA 99114 or by e-mail at [pyochum@co.stevens.wa.us](mailto:pyochum@co.stevens.wa.us). Phone: (509) 684-2401, Fax: (509) 684-7525.**

**An Open Record Hearing for the Subdivision is scheduled to go before the Hearing Examiner at 9:00 a.m. on Tuesday, February 23<sup>rd</sup>, 2010, in Room 215 of the Stevens County Courthouse located at 215 South Oak Street, Colville, Washington.**

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

**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 project that may be of interest to you. You are invited to comment on this proposed project.

**File No.:** Dunmar Estates, LP # 2-2009

**Applicants:** Richard L. Dunlap, a bachelor, as to an undivided one-half interest, and Christie Marshall, whose husband is Ted Marshall and who acquired title as Christine Marie Abraham, as to an undivided one-half interest

**Surveyor:** Lawrence E. Benson of Ramer & Associates

**Description of Proposal:** Dunmar Estates is a proposal to create seven (7) lots from approximately 35 acres in the RA-5 zone. Six (6) of the proposed lots are proposed for residential use and one (1) lot is proposed to be an unbuildable "Common Area".

**Location of Proposal:** Portions of the East half of the Southeast quarter of the Northwest quarter and portions of Government Lots 2 and 3, all in Section 20, Township 31 North, Range 40 East, W.M., in Stevens County, Washington.

Tax Parcel Numbers 2540600, 2540500, 2540800, 2540900, 2542000 and 2541900.

Property Address: 3420 South Waitts Lake Road, Valley, WA 99181

**Date of Application:** December 24<sup>th</sup>, 2009

**Date this Notice was issued:** January 13<sup>th</sup>, 2010

**Deadline for all Written Comments:** February 4<sup>th</sup>, 2010

**Date of Public Hearing:** February 23<sup>rd</sup>, 2010

**List of project permits:** 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.

**Building Division:** (509) 684-8325  
**FAX:** (509) 685-0674

Page 1 of 2  
LP 2-2009  
Dunmar Estates

**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

**Required Permits:** The following local, state and federal permits/approvals are needed for the proposed project: Forest Practices Permit for any timber harvest or road construction activities from the Dept. of Natural Resources; Building Permit from the Building Division of the Stevens County Land Services Department; Water and Sewer Hook-ups from Stevens County PUD No. 1; Shoreline Permit for any development within 200' of Waitts Lake and/or its associated wetlands from the Planning Division of the Stevens County Planning Department; Critical Areas Permit for any development within the buffers of the Wetlands and/or Riparian Areas from the Planning Division of the Stevens County Land Services Department.

**Required Studies:** No additional studies have been identified as the Wetlands have been delineated by Mr. Jim Gleaton of Williamson Consulting.

**Regulations:** Preliminary determination has been made that the following development regulations will be used for project mitigation and consistency: Stevens County Unified Development Code, Title 3, adopted by Ordinance No. 2007-01, and amended by Ordinances No. 2008-01, 2008-03 and 3-2009; Stevens County Shoreline Management Master Program adopted by Resolution No. 78-1999; Critical Areas Ordinance, Title 13, adopted by Resolution No. 32-2003 and amended by Resolutions No. 80-2004 and 8-2009; Stevens County Building Code Ordinance No. 2-1984; Chapters 76.09, 36.70B, 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.

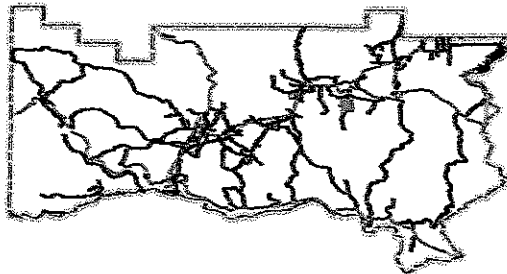
All written comments on the Subdivision application must be submitted by **4:30 p.m., on Thursday, February 4<sup>th</sup>, 2010**, to the Planning Division of the Stevens County Land Services Department.

**Public Hearing:** An Open Record Hearing for the Subdivision is scheduled to go before the Hearing Examiner at **9:00 a.m. on Tuesday, February 23<sup>rd</sup>, 2010**, 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:  
 DunMar Estates (LP 2-2009)  
 Dunlap/Marshall  
 Sec. 20, Twp. 31 N., Rge 40 EWM

**Stevens County  
 Washington**



1 inch = 1,000 Feet

Legend	
	Township
	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 Roads
	BNSF Railroad
	Ferry

Date: January 13th, 2010

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 this information's accuracy.

Land Services Dept., Planning  
 260 S.Oak St, Colville, WA 99114  
 509-884-2401

