



STEVENS COUNTY LAND SERVICES
NOTICE OF COMPLETE APPLICATION WITH OPTIONAL DNS

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

Applicant: Linley Staples
Property Owner: Kiely More
File No: Conditional Use CUP 2011-002

Description of Proposal: to operate a Commercial Dog Kennel pursuant to SCC 3.03.060 on approximately 11,800 square feet in the Residential 1 zone within the Lake Spokane Urban Growth Area. Pursuant to SCC 3.90, a "Commercial Kennel" is defined as "any structure or premises, in which canines are boarded, groomed, bred or trained for commercial gain."

Location of Proposal: Lot 7, Block 3, LAKERIDGE SIXTH ADDITION, according to plat thereof, recorded in Book D of Plats, page 57, under Auditor's File Number 491822, being a portion of Section 26, Township 27 North, Range 41 East, W.M., in Stevens County, Washington. Tax Parcel 0763100. Site Address: 120 E. Wynot Drive, Nine Mile Falls, WA.

Date of Application: September 2, 2011

Additional Information Received: December 21, 2011

Date of Notice of Application: February 2, 2012

Written Comment Due Date: 4:30 p.m., Tuesday, February 21, 2012

Public Hearing: 9:00 a.m., Wednesday, February 22, 2012

List of project permits: Conditional Use, SEPA Threshold Determination

Lead Agency: Stevens County Land Services Planning Division

Environmental Review: 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. **This may be your only opportunity to comment on the environmental impacts of the proposed project.**

Public Comment: All parties are encouraged to review and comment on the proposed project. Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments on the application 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. **Comments must be received prior to the close of the public comment at the Open Record Hearing to be considered by the Stevens County Hearing Examiner. Written Comments must be received by 4:30 p.m., Tuesday, February 21, 2012.**

Public Hearing: An Open Record Hearing before the Stevens County Hearing Examiner is scheduled for **9:00 a.m. on Wednesday, February 22, 2012**, in the Stevens County Courthouse Room 215 located at 215 South Oak, 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. A quasi-judicial decision will be made on the application after the close of the public comment period.

Commenting: The application, (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.

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

DATE RECEIVED: _____

STEVENS COUNTY LAND SERVICES ENVIRONMENTAL CHECKLIST

To the Applicant:

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

This environmental checklist asks you to describe some basic information about your proposal. Agencies use this checklist to determine whether any environmental impact associated with your proposal are significant, requiring preparation of an Environmental Impact Statement (EIS). **Please answer each question accurately and carefully, to the best of your knowledge.** In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". **Complete answers to the questions now may avoid unnecessary delays later.**

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answer to provide additional information reasonably related to determining if there may be significant adverse impact.

A. BACKGROUND

1. Name of proposed project, if applicable: NA CUP 2011-002

2. Name of applicant: Linley Staples

3. Address and phone number of applicant: 120 E Wynot DR

Street/Mailing address: _____

City: Nine Mile Falls State: WA Zip: 99026 Phone: (509) 326-0460

4. Date checklist prepared: _____

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

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

NA

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

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, please explain. **NONE**

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

NONE | Stevens Co. Conditional Use
| Stevens Co. Change of Use

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.

No outBuildings Dogs Raised INSIDE Home

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.

SEE page 2 | Lot 7, Block 3, Lakeridge 6th
| Sec. 26, Twp 27, Rge 4 EWM
| Parcel # 0763100
| Address: 120 E Wynot Drive

TO BE COMPLETED BY THE APPLICANT

EVALUATION FOR
AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. EARTH

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

Raised inside the Home

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

5%

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

Sandy

**NRCS Springdale Soil Series #226
| gravelly sandy loam**

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

NO

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

N/A YARD HAS FULL ^{FENCED} GRASS AREA

f. Could erosion occur as a result of clearing construction or use?
If so, generally describe.

NONE APPLICABLE

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

NONE

approx. 17% of lot is covered by residence, attached garage and driveway

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

N/A

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.

N/A

Small amount of auto emissions from residential traffic

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

N/A

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

N/A

3. WATER

a. Surface:

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

NONE

None per DNR water type mapping

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.

N/A

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.

NONE

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

N/A

Zone X (outside) per FEMA FIRM Panel 530185 0725 B Effective 9/14/1990

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.

NONE

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.

N/A

residence is connected to a public water source - no ground water withdrawn at this site

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.

domestic sewage is discharged into an on-site sewage disposal system

No Waste Animal waste (LEANED) 2 TIMES DAILY.

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.

No Runoff water runoff from residence and driveway disperses naturally

2) Could waste materials enter ground or surface waters? If so, generally describe.

No

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

NONE

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 ROSES VEGETABLE GARDEN (FENCED IN)

b. What kind and amount of vegetation will be removed or altered?

NONE

site is already developed with residence, garage and grassed yard

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

None

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

None Required

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 Robins, Wrens, Hummingbird, Swallow
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

None per WDFW PHS and Point Observation mapping

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

No

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

N/A

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the complete project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

WE ARE IN A HOME W/ HEAT PUMP - ELECTRIC / GAS

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:

NA

residence constructed in 1993 to energy codes standards in affect at that time

3/2009

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

Risk of fire is typical of residential use - some risk of health hazard from animals

1) Describe special energy services that might be required.

None

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

N/A

b. Noise

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

Very Quiet

Noise associated with residential area

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.

None

Noise associated with residential use and from dogs !!

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

N/A

8. LAND AND SHORELINE USE

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

N/A

property on all sides are platted as residential and are all fully developed.

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

No

c. Describe any structures on the site.

HOUSE 2 CAR GARAGE - FENCED YARD

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

No

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

RESIDENTIAL

Lake Spokane UGA - Residential 1 zone

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

N/A

Lake Spokane Urban Growth Area residential

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

N/A

not within shoreline jurisdiction

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No

No wetland indicator per USFWS NWI mapping

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

3 Live in the Home

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

N/A

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

N/A

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

N/A

Commercial Dog Kennel are allowed within R-1 zone provided a Conditional Use permit is obtained

9. HOUSING

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

This is a home

one middle income residence
is existing

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

N/A

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

N/A

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?

N/A

single story residence is
existing. 35' height allowed
under SCC 3.04.060

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

11. LIGHT AND GLARE

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

N/A

residential lighting from
existing structure

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

N/A

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

N/A

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

N/A

12. RECREATION

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

Lake 1/2 mile west

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

N/A

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

N/A

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

None per DAHP WISAARD mapping

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:

N/A

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

WYNOT DR

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?

N/A

(HOME = 2 CAR GARAGE)

SEC 3.07.020 residence requires 2 spaces + 3 spaces per 1000 sqft of retail space

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).

NONE

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

N/A

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

N/A

6 trips per day estimated

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

N/A

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. N/A

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

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.

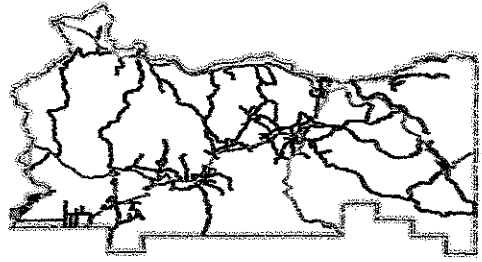
N/A

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 Judy Staples
Date Submitted 9/20/2011

Vicinity Map for:
 CUP 2011-002
 Staples and More
 120 E. Wymot Drive,
 Parcel # 0763100
 Lot 7, Block 3, Lakeridge 6th
 Sec. 26, Twp. 27 N., Rge 41 E/W/M
 In Stevens County, Washington



1 Inch = 100 Feet

Legend

- Sections
- Parcels
- Lakes & Ponds
- Streams**
- Type 1 Stream
- Type 2 Stream
- Type 3 Stream
- Type 4 Stream

Date: February 2, 2012

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

