

WAC 197-11-970 Determination of Nonsignificance (DNS).

DETERMINATION OF NONSIGNIFICANCE

Description of proposal Mr. Ray Davis of Tonasket, Washington, owner of the subject property, has submitted an application to request a variance from the 5-foot rear yard setback requirement for an accessory structure in the R-1 Zone. Mr. Davis is requesting the variance in order to complete construction of a shed.

Proponent Mr. Ray Davis

Location of proposal, including street address, if any 243 E. Third Street, Tonasket, Washington

Lead agency City of Tonasket

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

There is no comment period for this DNS.

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by December 16th, 2020.

Responsible official Alice Attwood _____

Position/title Clerk/Treasurer _____ Phone. 509 486 2132

Address P.O. Box 487, Tonasket, WA 98855 _____

Date 11/18/20 Signature  _____

(OPTIONAL)

You may appeal this determination to (name) City Clerk/Treasurer _____
at (location) City of Tonasket _____
no later than (date) 12/15/20 _____
by (method) in writing _____

You should be prepared to make specific factual objections.

Contact Kurt Danison, City Planner to read or ask about the procedures for SEPA appeals.

There is no agency appeal.

Notice of Application

The City of Tonasket has received for an application for a variance from the rear yard setback required for an accessory structure in the R-1 Zone from Ray Davis of Tonasket, Washington.

Date of permit application: 11/13/20	Date of determination of completeness: 11/18/20
Date of this notice of application: 11/15/20	Comment Period ends: 12/16/20 to City Planner.

Project Description: Mr. Ray Davis of Tonasket, Washington, owner of the home and property at 243 E. Third St, has submitted an application to request a variance from 5-foot minimum rear yard setback requirement for the construction of an accessory structure in the R-1 Zone. Mr. Davis is requesting the variance in order to complete construction of a shed.

Copies of the complete application file may be viewed at City Hall with a copy available for the cost of reproduction.

Project Location: Tax Parcel: 2590061401 located at 243 E. Third Street.

Project Applicant: Ray Davis of Tonasket, WA

Required Permits: Building.

Required Studies: None.

Existing Environmental Documents: SEPA checklist submitted with application and a DNS published on November 25, 2020.

Comments: Written comments on the application may be made to the City Planner, PO BOX 487, 209 S. Whitcomb Ave, Tonasket, WA 98855 by 4:30 pm on December 16, 2020. A public hearing before the City Council has been set for 7:00 pm, Tuesday, January 12, 2021 at Tonasket City Hall or on zoom, please check the City's website prior to the hearing, tonasketcity.org. Any person desiring to obtain standing for appeal of any final action by the City must submit comments in writing or attend the Public Hearing.

CITY OF TONASKET
LAND USE PERMIT APPLICATION COVER SHEET QUESTIONNAIRE

PROJECT TITLE: Davis Setback Variance FILE ID #: TonVar20-01

This application is for (check all that are relevant):

- | | |
|---|--|
| <input type="checkbox"/> Long Plat | <input type="checkbox"/> Zoning Conditional Use Permit |
| <input type="checkbox"/> Long Plat Alteration | <input checked="" type="checkbox"/> Zoning Variance |
| <input type="checkbox"/> Short Plat | <input type="checkbox"/> Zoning Text Amendment |
| <input type="checkbox"/> Planned Development | <input type="checkbox"/> Zoning Map Amendment |

ALSO USE JARPA APPLICATION FOR FLOODPLAIN AND SHORELINE PROPOSALS

APPLICATION FEES: _____ RECEIPT #: _____

DATE OF APPLICATION: 11-13-20 BY: _____

APPLICANT: RAY DAVIS

Mailing Address: 243 EAST 3rd street TONASKET WA

Contact Person: RAY DAVIS Phone: 509 560-3511

ENGINEER / SURVEYOR OF RECORD: _____

Firm Name: _____ Phone: _____

Mailing Address: _____

OWNER OF PROPERTY: RAY DAVIS

Mailing Address: 243 EAST 3rd street TONASKET WA

GENERAL PROJECT INFORMATION:

This application is made pursuant to the following ordinance sections: 17.70.080 Table 2 and 17.170 TMC

Description of the proposal: Complete Construction of shed

Description of the existing use(s) of the property: residential

Description of the proposed use(s) of the property: SAME

Street address of the site: 243 EAST 3rd STREET TONASKET

Short Legal description of the subject property or attach Metes & Bounds description if property not platted.

VARIANCE APPLICATION SUPPLEMENTAL QUESTIONNAIRE

Page 1

PROJECT TITLE: Davis Setback Variance FILE ID #: TonVar20-01
Application Date: 11/18/20

The purpose of this questionnaire is for the applicant to provide specific information relating to the variance request.

1. State the specific ordinance section in which you are seeking relief from:
Section 17.70.080 Table 2 of Ordinance # Title 17 TMC
2. Describe the specific relief sought: Relief From rear yard set back structure (accessory)
3. Describe the purpose of the request: to build a shed
4. Describe how the request is the minimum necessary: prior to beginning structure, prehouse building official stated no permit or variance required.
5. Describe to what extent a "to the letter" complying proposal has been considered or attempted: Informed there were not issues by prior official & began construction. Official (prior) stated to go 2 ft in from neighbors structures.
6. Describe how the granting of the variance would not be a special privilege with respect to other properties in the vicinity and zoning district: See Above
7. State the unique circumstances that exist on the subject property that deprive it the same rights and privileges as properties in the vicinity and zoning district: neighbors buildings closer to alley and photos included. Followed the neighbors structures & 2 ft in as advised by prior official
8. Describe how the granting of the variance will not be detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated: Does not impact right away for alley & traffic.

VARIANCE SUPPLEMENTAL QUESTIONNAIRE
PAGE 2

PROJECT TITLE: Davis Setback Variance FILE ID #: TonVar20-01


9. Describe how the granting of the variance will not be inconsistent with the goals, policies and objectives of the City's Comprehensive Plan: It is consistent with Residential use.

Attach at a minimum a complete scaled, legible site plan, showing the scope of the request and clearly showing the above described information and any other relevant items.

CITY OF TONASKET
LAND USE PERMIT APPLICATION COVER SHEET QUESTIONNAIRE
PAGE 3

PLEASE INCLUDE: SUBJECT PERMIT APPLICATION, REQUIRED LEGIBLE PLANS AND SPECIFICATIONS, RELATED SEPA DOCUMENTS, LIST OF ADJACENT LANDOWNERS AND APPLICATION FEES.

I hereby apply for the above noted permit(s). By signing below, I hereby certify that I am the above applicant and hereby state that the foregoing information, and all information attached hereto, is true to the best of my knowledge, with the understanding that inaccurate, incomplete and/or false information may cause delays and/or provide cause to void this application and any subsequent approvals. Further, I understand that in addition to the filing fees, I am responsible for reimbursement to the City for all costs incurred in processing this application, these costs may include, but are not limited to: postage, publishing, copies, peer review and special consultant review and inspection.



Applicant's Signature

11-13-20

Date

Property Owner's Signature
(Mandatory if different from applicant)

Date

<u>CITY USE ONLY:</u>	
Is the proposal categorically exempt from a threshold determination in accordance with the State Environmental Policy Act? If yes, state the basis of exemption: _____	
Record Decision:	DNS Issued on 11/18/20

*CITY OF TONASKET
LAND USE PERMIT APPLICATION COVER SHEET QUESTIONNAIRE
PAGE 2*

Current land use designation for the subject property:

Zoning District: R-1
Comprehensive Plan: Single/Multi Residential
Flood Plain Zone: N/A
Shoreline Environment: N/A

Are there existing relevant permits or approvals held to the subject property? If yes, state the permit number and issuing agency: No

Will the proposal effect the access to the property? If yes, please describe: No

Will the proposal require work within an existing public right-of-way? If yes, please describe:
No

Will the proposal require additions or changes to the water and/or sewer services? If yes, please describe: No

Water service is provided by: NA
Sanitary sewer service is provided by: NA
Storm sewer service is provided by: NA

If the water and/or sewer service is new or the use is expanding or changing,
Contact the Public Works Superintendent

Is the property served by an irrigation district? If yes, note the name of the servicing district and describe any effect the proposal will have on the service: No

This proposal requires by ordinance the following public notice:

- Publication of Notice of Application in the Gazette-Tribune.
- Publication of the SEPA threshold determination in the Gazette-Tribune.
- Posting Notice of Application in three (3) conspicuous places on/near the project site.
- Mailing of the Notice to the latest recorded real property owners as shown by the records of the County Assessor within at least 200 hundred feet of the boundary of the property upon which the development is proposed.
- Other: _____



Parcel: 2590061401
District Information

Owner: DAVIS, RAYMOND &
TERESA

Situs: 243 3RD ST E -
TONASKET



X



Perimeter ?

501 ft

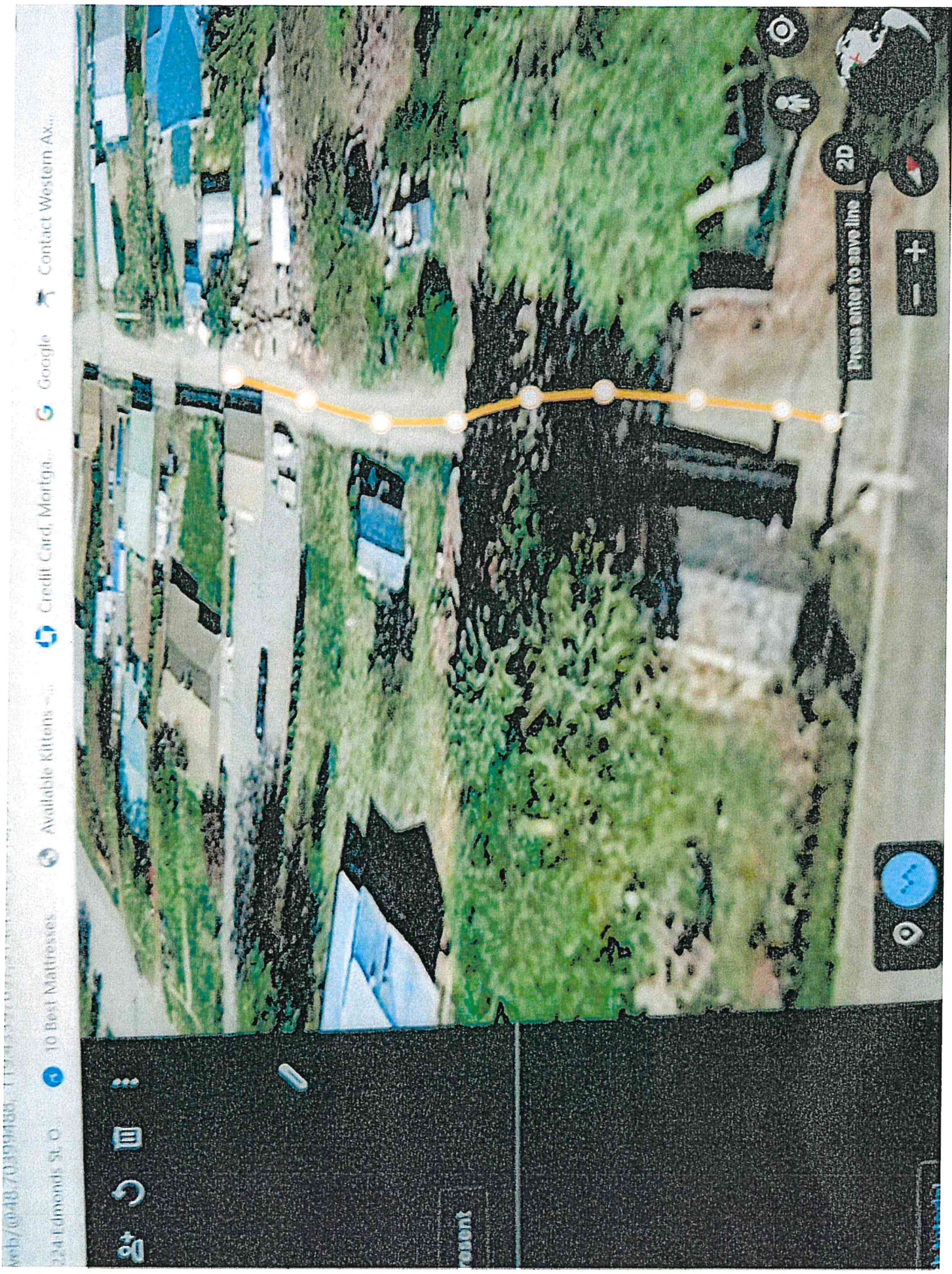
Area

14,742 ft²

Start new

Feature "alley" deleted

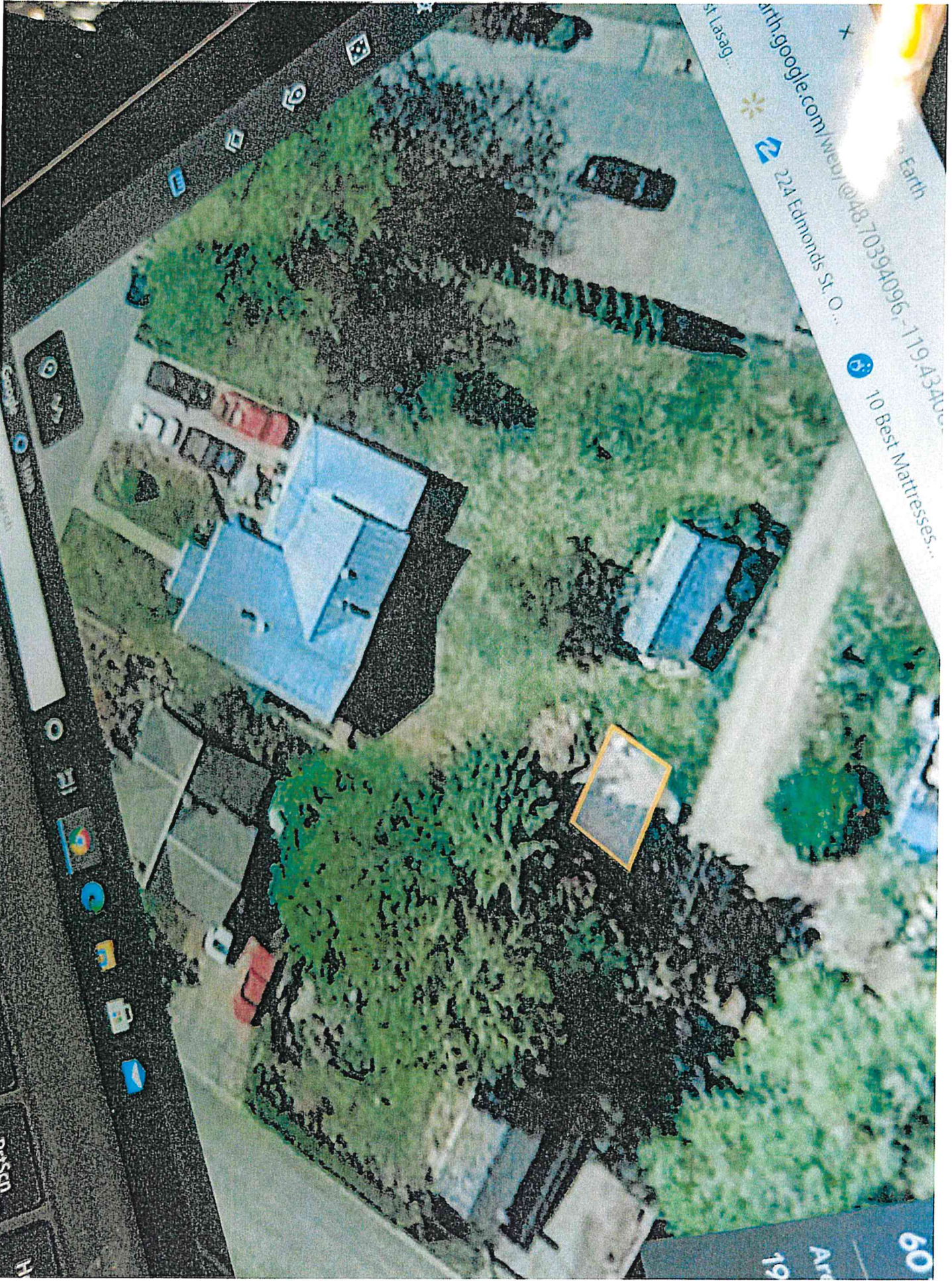
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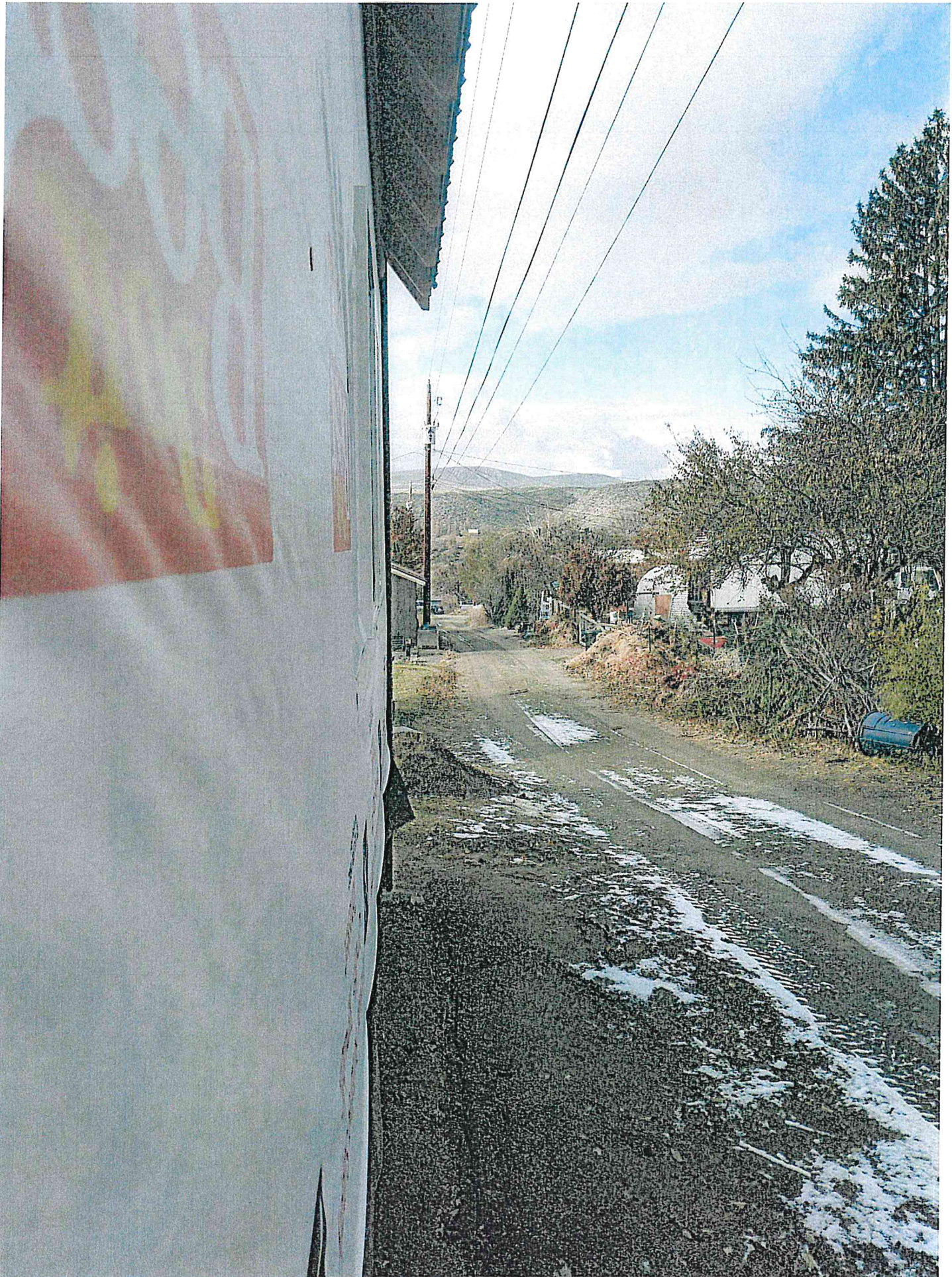
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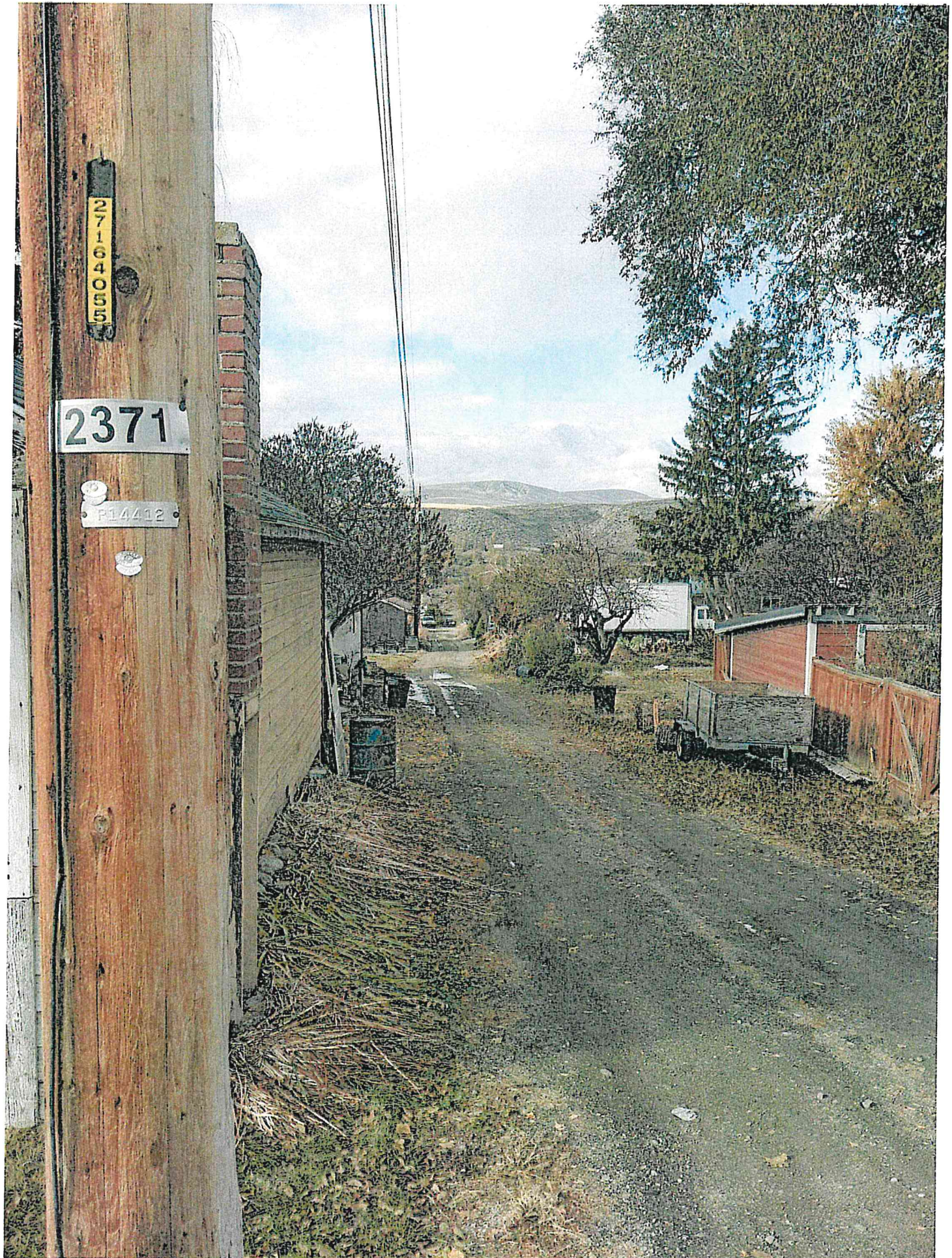


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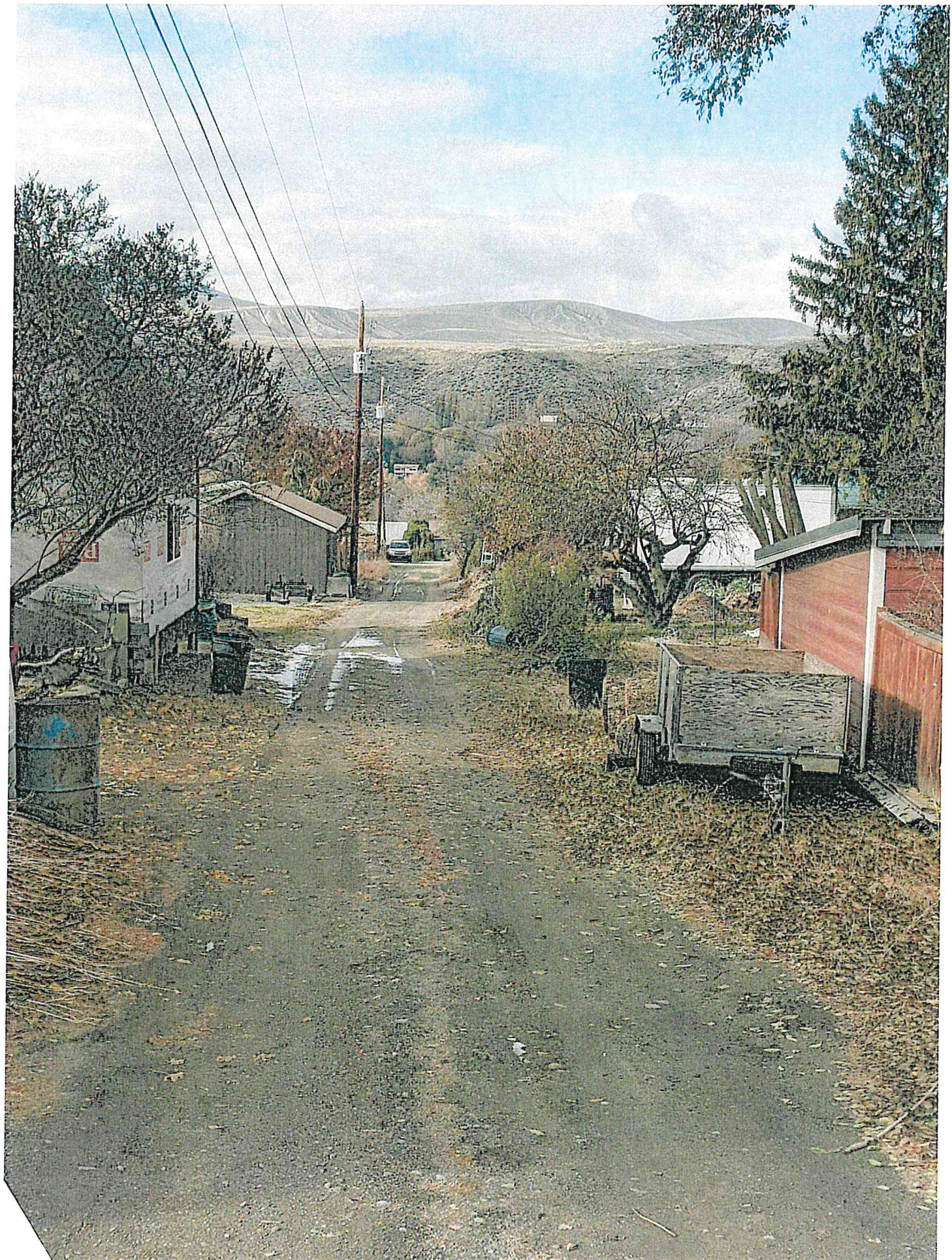
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SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:
2. Name of applicant: *RAY DAVIS*
3. Address and phone number of applicant and contact person: *243 EAST 3rd street Tonasket WA
509-560-3511*

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **no**
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. **NA**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **NA**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **NA**

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **NA**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **NA**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **NA**

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 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. **NA**
- 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. **NA**
- 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. **NA**
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **NA**

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, 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? *grass 324*
- c. List threatened and endangered species known to be on or near the site. *NA*
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: *NA*
- e. List all noxious weeds and invasive species known to be on or near the site. *NA*

5. Animals [help]

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include: *NA*

birds: hawk, heron, eagle, songbirds, other:
 mammals: deer, bear, elk, beaver, other:
 fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. *NA*
- c. Is the site part of a migration route? If so, explain. *NA*
- d. Proposed measures to preserve or enhance wildlife, if any: *NA*
- e. List any invasive animal species known to be on or near the site. *NA*

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. **NA**
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? **NA**
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how: **NA**
- c. Describe any structures on the site. **House & shed**
- d. Will any structures be demolished? If so, what? **NA**
- e. What is the current zoning classification of the site? **R-1**
- f. What is the current comprehensive plan designation of the site? **Single/Multi-Residential**
- g. If applicable, what is the current shoreline master program designation of the site? **NA**
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **NA**
- i. Approximately how many people would reside or work in the completed project? **NA**
- j. Approximately how many people would the completed project displace? **NA**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **NA**

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? *NA*
- b. Would the proposed project displace any existing recreational uses? If so, describe. *NA*
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: *NA*

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. *NA*
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. *NA*
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. *NA*
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. *NA*

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. *NA*
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? *NA*
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? *NA*

C. Signature [HELP]

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: Ray Davis

Name of signee RAY DAVIS

Position and Agency/Organization owner

Date Submitted: 8-19-20

D. Supplemental sheet for nonproject actions [HELP]

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

**CITY OF TONASKET
VARIANCE
COMMENT SHEET**

The following permit application may be of interest to you.

PROJECT AND APPLICANT: Mr. Ray Davis of Tonasket, Washington, owner of the home and property at 243 E. Third St, has submitted an application to request a variance from 5-foot minimum rear yard setback requirement for the construction of an accessory structure in the R-1 Zone. Mr. Davis is requesting the variance in order to complete construction of a shed.

APPLICATION: DAVIS Setback Variance Request

DATE SENT: November 19, 2020

The City of Tonasket has enclosed application materials inclusive of a Land Use Application, Variance Supplement, Notice of Application, SEPA Checklist, and. Any comments regarding the impacts of this project are requested along with general comments regarding the proposed development and will be considered in the review of the permit.

Please fill out and return this form to: City of Tonasket – Attention: Davis Setback Variance; P.O. Box 487, Tonasket, WA 98855

Comments due: **December 16, 2020**. Comments may also be submitted by email to **tonasket@nvinet.com**.

Commenting Department, Agency, or Individual: _____

Comments:

(if needed, use reverse side for additional comments)

Signature

Title

Date