



April 2, 2021

Klickitat County Planning Department
Mo-Chi Lindblad, Director
228 W Main Street, MS-CH-17
Goldendale, WA 98620

Re: Short Plat No. SPL 2021-09 & SEPA No. SEPA 2021-09
Applicant: Carl & Inese Allaway

Dear Ms Lindblad:

Thank you for the opportunity to review and provide comment on Short Plat SPL 2021-09 and SEPA Checklist No. SEPA 2021-09 submitted by Carl and Inese Allaway. The proposal to short plat this parcel appears to be consistent with current zoning.

During our review of the submitted documents we found several inconsistencies between the Short Plat Application and the SEPA Checklist as well as some items needing further clarification. Our concerns are as follows:

- The application indicates that two lots (Lot 1= 47.15 acres; Lot 2 = 20.01 acres) will be created from the current lot size of 67.16 acres. The SEPA checklist states this is a 62 acre parcel.
- The application indicates that Lot 1 currently has a dwelling and accessory structure located on it. On page 9 the SEPA checklist states "There are two long standing single-family dwellings on proposed lot 1...". Clarification is needed as to what is the actual condition of the existing property and

whether all existing residential dwellings have been developed consistent with County Zoning regulations.

- The application states on page 2 that “Lot 2 will be utilized for residential development.” However, the SEPA Checklist indicates in multiple locations (pages 4, 5, 8, 10, 11) that no construction will occur, no housing units are proposed or impacted, no structures are proposed, and that “As no structures are being built, no views will be altered in the vicinity as a result of the proposal.”

These inconsistencies should to be addressed and a new SEPA Checklist should be submitted for review before approval of the short plat application.

Respectfully,



DAINA L. BAMBE

Chair, Trout Lake Community Council (TLCC)

cc: Carl and Inese Allaway (ciallaway@gmail.com)
TLCC