



CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225 FAX: (509) 667-6475

January 15, 2021

TO: Planning Commission

FROM: Jim Brown, Director

SUBJECT: **PACKET—CAPITAL IMPROVEMENT LIST:
*REVIEW, HEARING, DELIBERATION, AND DECISION***

This packet of materials contains:

Exhibits (3):

- A: PC Agenda for January 27, 2021 meeting:**
- Hearing for CPA 20-009 CIP Text Amendment
- B: Draft Minutes from the December 16, 2020 meeting**
- C: Staff report and supporting documents for CPA 20-009**

NOTE: Assistant Director Catherine Lorbeer will be the staff presenter at the hearing. Also, you will now have a new Planning Commissioner, Doug England, for this meeting. And so, you are now fully constituted again as a commission.

Exhibit A



Chelan County Planning Commission

Chair: Ryan Kelso

Vice Chair: Carl Blum

Commissioners District 1: Vicki Malloy, Ryan Kelso, Will Wiggs

Commissioners District 2: Jim Newberry, Ed Martinez, Joel Walinski

Commissioners District 3: Carl Blum, Pat Hammersmith, Doug England

Meeting Agenda

Wednesday, January 27, 2021 at 6:00 P.M.

Chelan County Community Development

In response to the [Governor's Proclamation 20-28](#), the Planning Commission will hold all of their Regular and Special Meetings via Zoom Video Conference until further notice. Click the link below to join the meeting, beginning at 6:00 pm on November 18, 2020.

Join Zoom Meeting

<https://us02web.zoom.us/j/87824857234?pwd=Y1ljbDRQQUdLTHFDVC84MGRDaHluUT09>

Meeting ID: 878 2485 7234

Passcode: 010146

Call Meeting to Order

I. Administrative

A. Elect Chair and Vice Chair

B. Review/Approval of Minutes from December 16, 2020

II. Public Comment Period

Comment for any matters not identified on the agenda (limit 2 minutes per person)

III. Old Business

IV. New Business

A. Hearing for CPA 20-009 CIP Text Amendment

V. Discussion, at the Chair's discretion

VI. Adjournment *Meeting will go no longer than 8:00 PM.*

Materials available on the Community Development website

Any person may join this meeting via Zoom Video conference, of which the link is provided on the Chelan County Website. A Copy of the Agenda may be reviewed online

<https://www.co.chelan.wa.us/community-development/pages/planning-commission> or

requesting it by email at CD.Director@co.chelan.wa.us

Chelan County has been recording Planning Commission meetings which will continue to be accessible on the Community Development Planning Commission web page shortly after the meeting takes place. If you need special accommodations to view the meetings while they take place, please contact us immediately at 509-667-6225 to set up a place for you to do so on the County Campus. Keep in mind you would be required to wear personal protective equipment and maintain social distancing guidelines at all times.

**Next Regular Meeting
February 24, 2021 at 6:00 pm via Zoom**

** All Planning Commission meetings and hearings are open to the public.*

Exhibit B



CHELAN COUNTY PLANNING COMMISSION MINUTES

Chelan County Planning Commission
Chelan County Community Development VIA ZOOM

Date: December 16, 2020

Called to Order: 6:01 PM
316 Washington St., Suite 301
Wenatchee, WA 98801

CALL TO ORDER

Meeting was called to order at 6:01 pm.

COMMISSIONER PRESENT/ABSENT

Ryan Kelso	Present	Carl Blum	Present
Vicki Malloy	Present	Jim Newberry	Present
Pat Hammersmith	Present	Ed Martinez	Present
James Wiggs	Present	Joel Walinski	Present

STAFF PRESENT

Jim Brown, Director
Catherine Lorbeer, Assistant Director
Wendy Lane, Permit Clerk

PUBLIC PRESENT

ZOOM MEETING – 24 PARTICIPANTS INCLUDING STAFF AND PC MEMBERS

Chairman Ryan Kelso asked the Planning Commission members if all had read the minutes from the October 28, 2020, meeting.

MOTION:

Motion made by Commissioner Joel Walinski, second by Commissioner Jim Newberry, to approve the minutes from the November 18, 2020, meeting.

Vote – Unanimous

Motion carries.

PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

None

Commissioner Ed Martinez wanted make a point of personal privilege. He stated that when decisions are made in the Planning Commission, they are validating goals, the GMA, and the Comprehensive Plan and that is the purpose. Continuing to override the Community Development staff, who have already investigated GMA decisions, doesn't do anyone any good. He stated that it degrades the value of the Planning Commission with the community, causes unnecessary litigation beyond, and may, in time, cause our County to default with the state. He used the example of Resolution 2020-31, Riverstone Ranch, and how it was overridden by the Planning Commission and passed by the County Commissioners, only to be taken to court and it was found not to follow the GMA. He asked that future decisions be based on the fourteen goals laid out by the Comprehensive Plan and use reasonable and repeatable logic.

OLD BUSINESS:

Hearing for CPA 20-005 Joya

Assistant Director Catherine Lorbeer explained the application. Staff recommends denial.

Chairman Ryan Kelso opened the hearing for public testimony.

Ryan Walker presented the application on behalf of the applicant. He gave a presentation on why he believed the application should be approved. Several Commissioners made statements and had questions for Mr. Walker, which he addressed. During the exchange, Assistant Director Catherine Lorbeer contributed to the conversation and issued a point of clarification.

Sheryl Carson spoke to the Commissioners on behalf of Karen Carson, who submitted a public comment with regard to the application. She is opposed to the application and stated reasons why. Jake Carson also spoke on how the zone change would impact a neighboring property and the ability to farm it. There was a dispute on whether or not the property was previously used as an agriculture property or open space.

Ryan Walker countered comments made by the Commissioners and the public. He reinforced his position on the number of lots that would be created due to the constraints of development.

Rudy and Bethany Joya spoke on behalf of their application. They spoke on the history of the property and what they would like to do with it in the future.

Sheryl Carson spoke again about trusting the process with this application and reiterated her concern on the number of lots to be developed as a result of a favorable decision.

Chairman Ryan Kelso closed the public portion of the meeting for CPA 20-005 Joya.

Commissioner Ed Martinez spoke on adhering the staff recommendation and asked that any Planning Commission member who would go against it to explain their rational so he can understand it and agree in the future. Commissioner Vicki Malloy also agrees, for the most part, with the recommendation in

agreeing with staff on individual applications. She then gave examples on where and when the Planning Commissioners might choose a different outcome for an application. Commissioner Jim Newberry gave his input on zoning matters and keeping the boundaries reasonable and consistent.

There was a discussion among the Commissioners about the type of zone change requested and the number of lots to be created as a result of approval of the application.

MOTION:

Motion made by Commissioner Carl Blum, second by Commissioner James Wiggs, to deny CPA 20-005 Joya.

Vote – Commissioners Blum, Wiggs, Malloy, Martinez, Walinski, Hammersmith approve; Commissioners Newberry and Kelso oppose.

Motion carries.

Hearing for CPA 20-007 SSRT Text Amendment

Assistant Director Catherine Lorbeer explained the application. Staff recommends three options to consider with regard to the application.

Option 1: Move to recommend **denial** of the Text Amendment to change Chapter 4

Option 2: Move to recommend **approval** of Text Amendment to change Chapter 3

Option 3: Move to recommend **denial** of the Text Amendment to change Chapter 3 and Chapter 4, and direct Staff to conduct additional research on Type 1 and Type 2 LAMIRDS

Chairman Ryan Kelso opened the floor for the Commissioners to ask questions about the application. Questions were asked and answered about the application and how it came to be. The history behind the application was explained by Assistant Director Catherine Lorbeer and the logic used to select the best method to move forward. She also gave examples on what would be allowed if the language was indeed changed.

Chairman Ryan Kelso opened the hearing for public testimony.

Dwight Hume spoke on benefit of changing the language for the text amendment. He gave background on how he concluded that such a change was needed. He also explained the difference between Option 1 and Option 2. He would like Option 2 approved.

The Commissioners spoke among themselves with regard to agriculture lands. There was a back and forth with Mr. Hume that included questions and answers concerning new developments. The group also discussed the pros and cons for Option 1 and Option 2. It was also discussed adding an Option 4, to approve adding new development of SSRTs under Commercial Ag, to the list of options.

Raye Evans strongly urged the Commissioners to prohibit Small Scale Recreational Tourist uses in area currently zoned as commercial ag lands. She went on to explain why she believed the zoned area should remain as is. She is concerned that her ag property will be devalued as a result of the Text Amendment.

Natalie Kuehler spoke to the Commissioners on why SSRTs should not be allowed on commercial ag lands. She continued to explain her position on the issue using the definitions found in the Comprehensive Plan, Chapter 14. She also referenced Chapter 11 in her statements. She concluded by stating that agriculturally zoned areas are truly important to the area and there is a reason why the Code spends so much time defining and protecting them.

Taadd Hume spoke in support of Dwight Hume's comments. He believes that flexibility should be built into and to reconcile the Code. He continued by stating that it is in the discretion of the Planning Commission, and ultimately with the County Commissioners, to make the legislative change here to reconcile these two provisions and provide some flexibility.

Chairman Ryan Kelso closed the public portion of the meeting for CPA 20-007 SSRT Text Amendment.

Commissioner Carl Blum asked Assistant Director Catherine Lorbeer to display the Options again for review. There was discussion among the Commissioners on which one(s) to pursue.

MOTION:

Motion made by Commissioner Carl Blum, second by Commissioner Ed Martinez, to approve (Option 2) of the Text Amendment to change Chapter 3.

Vote – unanimous

Motion carries.

MOTION:

Motion made by Commissioner Joel Walinski, second by Commissioner Carl Blum, to deny (Option 1) of the Text Amendment to change Chapter 4.

Vote – Commissioners Walinski, Blum, Malloy, Martinez, Wiggs, Hammersmith, Kelso approve; Commissioner Newberry opposes.

Motion carries.

DISCUSSION, at the CHAIR's DISCRETION:

Chairman Ryan Kelso inquired about the filling of the ninth position on the Planning Commission Board. Director Jim Brown stated that the position was being held open until the new Chelan County Commissioner, Tiffany Gehring, is seated.

NEW BUSINESS:

Proposed Planning Commission schedule for 2021

Director Jim Brown presented the proposed 2021 Planning Commission schedule with the months of November and December augmented, with an administrative move, to avoid the holidays, by moving the meetings up by the prior week.

MOTION:

Motion made by Commissioner Carl Vicki Malloy, second by Commissioner Jim Newberry, to approve the proposed Planning Commission schedule for 2021.

Vote – unanimous

Motion carries.

Commissioner Carl Blum expressed appreciation to staff for getting the packet out well ahead of time and also a thank you to Assistant Director Catherine Lorbeer with the bookmarks that were requested for large documents.

Commissioner Vicki Malloy wanted to thank all for the hard work and expressed a Merry Christmas to everyone. Other Commissioners issued greetings as well.

ADJOURNMENT

MOTION:

Motion made by Commissioner Jim Newberry, seconded by Commissioner Carl Blum, to adjourn the meeting.

Vote – unanimous

Motion carries.

Meeting Adjourned at 8:10 pm.

Next Planning Commission Meeting to be held on January 27, 2021, at 6:00 pm, – a Zoom meeting.

All Planning Commission meetings and hearings are open to the public.

Exhibit C



CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

2020 Comprehensive Plan Text Amendment Staff Report

TO: Chelan County Planning Commission
FROM: Chelan County Community Development
HEARING DATE: January 27, 2021
FILE NUMBER: CPA 20-009, Capital Improvement Plan (CIP) Text Amend

RECOMMENDED MOTION

The Chelan County Planning Commission may make a motion to recommend approval or denial of the proposed Comprehensive Plan Amendments to the Chelan County Board of County Commissioners, pursuant to Chelan County Code Section 14.10.050. Suggested Findings of Fact and Conclusions of Law, which may be modified, are included in this staff report. Staff recommends:

- A. Move to recommend **approval** of the Comprehensive Plan Amendment to update the Six Year Capital Improvement Plan (CIP) for years 2021-2026, given file number CPA 20-009, based upon the findings of fact and conclusions of law contained within the January 27, 2021 staff report.

GENERAL INFORMATION

Planning Commission Notice of Hearing Published	January 9, 2021
Planning Commission Hearing on	January 27, 2021
60-day State agency review	Received January 7, 2021 with comment period ending March 8, 2021

SEPA Environmental Review

Pursuant to WAC 197-11 and RCW 43.21C of the State Environmental Policy Act (SEPA), environmental review and a threshold determination was completed, and a Determination of Non-Significance (DNS) was issued on January 7, 2021.

PROJECT DESCRIPTION – CPA 20-009 – CIP TEXT AMENDMENT

Proposal: Chelan County has initiated a Comprehensive Plan text amendment to the Capital Facilities Element to update the Six Year Capital Improvement Plan (CIP) for years 2021-2026. The CIP describes public capital expenditures, including the sources of funding for these items. The goal of the CIP is to ensure that all capital improvement expenses have adequate funding.

The proposed text amendments address changes in timing and cost for projects. The County's Administrator, Cathy Mulhall, has reviewed the projects and determined that project costs can be covered through various funding sources noted on the CIP spreadsheet. Specifically, 2020 projects were moved into future years when they were either not completed or were determined not to be a priority. Completed projects have been removed. Updates to the Cashmere Dryden Airport Layout Plan to comply with WSDOT and FAA funding and regulations precipitated changes to the CIP as well.

The Capital Facilities Element is a mandatory element of the Comprehensive Plan and estimates capital facility needs for the next 20 years. The CIP is required by the Growth Management Act RCW

36.70A.070(3)(d) and promotes efficiency by prioritizing capital improvements for a longer period of time than the single budget year. The CIP contains the six-year plan to finance capital projects based on projected funding.

Please refer to Attachment 2 File of Record for the proposed text additions and other background information.

COMPREHENSIVE PLAN

The Comprehensive Plan represents the long-term vision for future land uses and development. For the county-initiated text amendments, the merits of the requested change must be demonstrated as being consistent with adopted goals and policies.

The following Comprehensive Plan policies are relevant to the proposed request for CPA 20-009:

CF 1.2: Ensure that any available public services and facilities are adequately planned and designed to protect the public health, safety and welfare.

CF 2.3: Size capital facilities to meet anticipated growth in the service area.

CF 3.1: Provide and maintain a six-year plan that will finance needed capital facilities within projected funding capacities and which identifies funding sources for such purposes.

CF 3.2 Where appropriate, employ innovative financing strategies for capital improvements, to minimize financial costs to taxpayers and equitably assign costs between existing and new development.

CF 3.5: Capital facilities planning should establish shared funding responsibilities among and between local governments, utility purveyors, special purpose districts and the private sector.

ED 6.5: Support economic development by providing adequate levels of infrastructure and promoting technological advancements in public service and facility systems.

REVIEW CRITERIA

The text amendment was analyzed based on information provided as background or when readily available, within existing County resources. Agency and public comment also play a role in understanding how the amendment may advance the Comprehensive Plan goals and policies and how it may serve the general public's interest.

Pursuant to Chelan County Code (CCC) Section 14.14.047, the following general review criteria were used to evaluate the proposed text amendment.

1. *The proposal is necessary to address a public land use issue or problem; and*

Finding of Fact: Inadequate public services and facilities may pose a risk to the public. The proposed amendments are necessary to address public needs related to capital improvements, pursuant to RCW 36.70A.130(2)(b).

Conclusion: The proposed text amendment will update the list of capital projects and expenditures, including the sources of funding so the County may responsibly spend funds and follow state law.

2. *The proposed amendment is consistent with the requirements of the Washington State Growth Management Act (Chapter 36.70A RCW as amended) and any applicable county-wide planning policies; and*

Finding of Fact: The Growth Management Act requires local jurisdictions planning under the act to provide a six-year financing plan that identifies sources of funding for needed capital facilities. RCW

36.70A.120 states that all capital budget decisions shall be in conformance with the adopted Comprehensive Plan.

The Growth Management Act under RCW 36.70A.020 contains planning goals that include, but are not limited to, 1) Urban Growth, 3) Transportation, 5) Economic Development, and 12) Public Facilities and Services. The proposed text amendment will support adequate public facilities and services by implementing and funding public projects.

County-wide Planning Policies provide guidance to coordinated planning with the public and other affected jurisdictions. Policy 8 refers to the Capital Facilities Plan. The CIP is developed with input from various County departments, and ensures that as need and opportunity arises, the county is well positioned to apply funds and implement the plan.

Conclusion: The proposal would be consistent with the GMA goals and with County-wide Planning Policies.

3. *The text amendment complies with or supports the comprehensive plan's goals and policies, or how amendment of the plan's goals or policies is supported by changing conditions or state or federal mandates; and*

Finding of Fact: Public facilities are key to the high quality of life enjoyed by County residents and are important in the retention and recruitment of business and industries. The proposed amendments support existing County facilities.

Several policies in the Capital Facilities Elements of the Comprehensive Plan relate to the updated CIP table, including: CF 2.3, CF 3.5 and ED 6.5. Capital facilities plans should consider the anticipated growth of service areas to assure that new facilities do not become obsolete due to under-sizing which could result in untimely expansion. Coordination of capital facility planning provides for more efficient, and therefore less costly infrastructure improvements.

Conclusion: The proposed amendment would be consistent with and does support the goals and policies of the Chelan County Comprehensive Plan.

4. *The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated; and*

Finding of Fact: The proposed amendments are programmatic, relating to a project and funding schedule. Site specific development and land use applications are reviewed for consistency with adopted regulations at the time of permitting. As required by state law, the text amendment will update the CIP's list of capital projects and expenditures, including the sources of funding. As such public facilities and community projects are planned and developed, they will be evaluated in relation to designated critical areas and resource lands.

Conclusion: The text amendment to the Capital Facilities Element does not adversely affect lands designated as resource lands of long-term commercial significant or designated critical areas in ways that cannot be mitigated.

5. *The proposed amendment would serve the interests of not only the applicant, but the public as a whole, including health, safety or welfare.*

Finding of Fact: The proposed amendments are necessary to fund capital projects, which are intended to maintain existing facilities, serve the public and protect the public welfare. The CIP project list will also enable the County to meet the demands of growth as such facilities and services are needed.

Conclusion: The text amendment to the Capital Facilities Element would serve the public interest.

FINDINGS OF FACT

1. Chelan County adopted Title 14, Development Permit Procedures and Administration outlining provisions relating to the amendment of the Comprehensive Plan consistent with RCW 36.70A. The County followed the procedures required for amendment of the Comprehensive Plan.
2. Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and Chelan County Code outline provisions relating to the adoption and amendments to the Comprehensive Plan. The County used the applicable guidelines and regulatory review criteria for each amendment.
3. RCW 36.70A.210 requires that the Comprehensive Plan be consistent with the provisions of the adopted County-Wide Planning Policies.
4. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11 SEPA Rules have been satisfied. The County, as lead agency, completed a SEPA checklist and issued a Determination of Non-Significance (DNS) on January 7, 2021. The SEPA Checklist and DNS are included within the file of record and adopted by reference.
5. The required State agency review with the Department of Commerce (COM) and other State agencies initiated on January 7, 2021, submittal ID #2021-S-2229 (Attachment 1), pursuant to RCW 36.70A.106.
6. A request for a Comprehensive Plan Text Amendment was submitted by Chelan County to consider the update of the Six Year Capital Improvement Plan (CIP) for years 2021-2026. The CIP describes public capital expenditures, including the sources of funding for these items.
 - a. As recommended by staff, the proposed changes are consistent with the Chelan County Comprehensive Plan as outlined in this staff report.

CONCLUSIONS OF LAW

1. The amendments to the Chelan County Comprehensive Plan are consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.
2. The amendments are necessary to address a public land use issue or problem.
3. The amendments do not adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
4. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.
5. The amendments are consistent with Chelan County Code Title 14 Development Permit Procedures and Administration.
6. The requirements of RCW 43.21C, the State Environmental Policy Act and WAC 197-11 SEPA Rules have been satisfied.
7. The adoption of these amendments is in the best interest of the public and furthers the health, safety, and welfare of the citizens of Chelan County.

STAFF RECOMMENDATION

The Chelan County Planning Commission may make a motion to recommend approval or denial of the proposed Comprehensive Plan Amendments to the Chelan County Board of County Commissioners, pursuant to Chelan County Code Section 14.10.050. Suggested Findings of Fact and Conclusions of Law, which may be modified, are included in this staff report. Staff recommends:

- A. Move to recommend **approval** of the Comprehensive Plan Amendment to update the Six Year Capital Improvement Plan (CIP) for years 2021-2026, given file number CPA 20-009, based upon the findings of fact and conclusions of law contained within the January 27, 2021 staff report.

ATTACHMENTS

1. 60-day Review Acknowledgment Letter from WA Dept. of Commerce
2. File of Record for CPA 20-009



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

01/07/2021

Ms. Catherine Lorbeer
Assistant Director
Chelan County
316 Washington Street Suite 301
Wenatchee, WA 98801

Sent Via Electronic Mail

Re: Chelan County--2021-S-2229--60-day Notice of Intent to Adopt Amendment

Dear Ms. Lorbeer:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

Proposed amendment to the Comprehensive Plan Capital Facilities Element to update the Six Year Capital Improvement Plan for years 2021-2026. This plan describes public capital expenditures, including the sources of funding for these items.

We received your submittal on 01/07/2021 and processed it with the Submittal ID 2021-S-2229. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 03/08/2021.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Scott Kuhta, (509) 795-6884.

Sincerely,

Review Team
Growth Management Services



CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225 FAX: (509) 667-6475

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): Chelan County Lot Size: NA (Acres)
Parcel Address: NA City/Zip Code: NA
Property Owner(s): NA Zoning: NA
Mailing Address: NA
City/State/Zip Code: NA
Phone: NA E-mail: NA

Applicant/Agent (if different than owner): Cathy Mulhall, County Administrator
Company and Mailing Address: Chelan County Commissioners, 400 Douglas St. Suite 201
City/State/Zip: Wenatchee, WA 98801 Phone: 509-667-3216
E-mail: Cathy.Mulhall@CO.CHELAN.WA.US

For multiple owners, applicants, or agents, provide additional sheets.



This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- | | |
|---|---|
| <input type="checkbox"/> Administrative Modification | <input type="checkbox"/> Open Space: Public Benefit Rating System |
| <input type="checkbox"/> Administrative Determination | <input type="checkbox"/> Major Subdivision |
| <input type="checkbox"/> Administrative Interpretation | <input type="checkbox"/> Master Planned Development |
| <input type="checkbox"/> Binding Site Plan | <input type="checkbox"/> Planned Development |
| <input type="checkbox"/> Comprehensive Plan Map Amendment | <input type="checkbox"/> Plat Alteration or Vacation |
| <input checked="" type="checkbox"/> Comprehensive Plan Text Amendment | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance (zoning or critical areas) |
| <input type="checkbox"/> Forest Practice/Conversion | <input type="checkbox"/> Zoning Text Amendment/ Map Amendment |
| | <input type="checkbox"/> Other: _____ |

APPLICABILITY SECTION

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

GENERAL INFORMATION

Please provide a narrative of the proposed project including, but not limited to, all proposed activities, uses and development (attach additional sheets if needed):

Annual CIP update to Comprehensive Plan - narrative attached

Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): _____

2. Is the subject property located within an Urban Growth Area (UGA)? No Yes
 If "yes", which UGA? _____

3. Please describe adjacent land uses in all directions around the subject property:
 North: _____
 South: _____
 East: _____
 West: _____

4. What is the current use of the property? _____

5. Sanitation Disposal: N/A Septic Permit Sewer District: _____

6. Water Source: N/A Single Private Well Shared Private Well Group B
 Public Water Supplier: _____

7. Irrigation Water:
 N/A Yes (Private) Yes (Public) Irrigation District/Purveyor: _____

8. Fire District: _____ School District: _____

9. Power Service: _____

10. Are there critical areas or critical area buffers on the property?
 Airport Overlay: _____
 Aquifer Recharge Area (see attached)
 Floodplain / Floodway _____

Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:
 Alluvial Fan (250') Known Historic Hazardous Area (250') Slopes > 40% (250')
 Erosive soils (on-site) Landslide Snow Avalanche (500')

Habitat/Riparian Area, protected species/area: _____
 Streams / Waterbodies: _____ Shoreline Environment Designation: _____
 Drainage or Seasonal Stream: _____ Wetland, if so what category: _____
 Cultural or Archeological: _____

11. Will landfill be required? No Yes, approximate _____ (cubic yards)

12. Will excavation be required? No Yes, approximate _____ (cubic yards)

13. Has site preparation been started on the site? If so, to what extent?

14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property covered by this proposal? No Yes, please list:

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Exempt from this section only are Single Family Residences and their associated development per CCC 11.82.060. An applicant seeking to develop property which requires a development permit, shall submit with the permit application this certified statement, which lists each of the evaluation criteria and shall indicate whether the criteria "applies" or "does not apply" to the site or development. "Unknown" or similar responses will not be accepted.

If the development meets criteria A, B, C, or D or if the site or development meets any two of the remaining criteria, the Department will direct the applicant to determine the vulnerability rating for the development pursuant to Section 11.82.050 Aquifer Recharge Areas. If the development has a high or medium vulnerability rating, the development shall be subject to the performance standards of Section 11.82.060.

If an applicant's statement asserts that the criteria do not apply to the development, the Department will accept the statement and proceed with the permitting process. If any statement is incorrect, the applicant will be advised in writing to either; (a) provide an amended statement adding the evaluation criteria as being applicable and determine the vulnerability rating of the development pursuant to Section 11.82.050, or (b) present sufficient countering information clearly establishing that the basis for the Department's concern is incorrect. If the applicant selects to proceed under (b), upon receipt of the applicant's information, the Department shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the Administrator.

EVALUATION CRITERIA

The applicant is required to determine the vulnerability rating for **any development permit**, not otherwise exempted, if the site or development meets criteria A, B, C, or D or meets two or more of the remaining criteria below:

Please write the word(s) "**Applies**" or "**Does Not Apply**" on the lines before each of the following statements:

- Does not apply **A.** Within a wellhead protection area designated under WAC 246-290; "Wellhead Protection Area: The surface and subsurface area surrounding a well or well field for a distance of 100 feet, supplying a public water system, through which contaminants are reasonably likely to move toward and reach such water well or well field.
- Does not apply **B.** Within an aquifer recharge area mapped and identified by a qualified ground water scientist;
- Does not apply **C.** The site will be utilized for hazardous substance, (as now or hereafter defined in RCW 70.105D.020(7)), processing storage or handling in applications or quantities larger than is typical of household use;
- Does not apply **D.** The site will be utilized for hazardous waste treatment and storage as set forth in RCW 70.105 Hazardous Waste Management, as now or hereafter amended;
- Does not apply **E.** The site contains highly permeable soils, which include soil types 1a, 1b and 2a under WAC 246-272-11001, Table II; "Highly Permeable Soils: Include soil types 1A, 1B and 2A from Table II, Soil Textural Classification, WAC 246-272-11001. 1A: Very gravely coarse sands or coarser, all extremely gravely soils. 1B: Very gravely medium sand, very gravely fine sand, very gravely very fine sand, very gravely loamy sands. 2A: Coarse sands (also includes ASTM C-33 sand).
- Does not Apply **F.** Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act (**None currently designated in Chelan County**);

- Does not apply **G.** Within an area established for special protection pursuant to a groundwater management program, chapters 90.44, 90.48 and 90.54 RCW, and Chapters 173-100 and 173-200 WAC **(None currently designated in Chelan County);**
- Does not apply **H.** The development involves a proposed major or short subdivision and includes present or future plans to construct three or more dwelling units where the dwelling units will not be connected to a public sewer system and any of the lots are less than 1 net acre in size;
- Does not apply **I.** The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds 4,000 square feet;
- Does not apply **J.** The proposed use is as a commercial feedlot;
- Does not apply **K.** The development is within 200 feet of the ordinary high water mark of a perennial river, stream, lake or pond.

Depending upon soil depths from the surface, the following soil series within Chelan County are considered to be highly permeable soils:

- Ardenvoir: ArF, 27-43 inches (depth from surface), very gravelly sandy loam*
- Anatone: AkD, 5-14 inches (depth from surface), very gravelly silt loam*
- Beverly: Be, 17-24 inches (depth from surface), very gravelly sandy loam; Bf, 17-24 inches (depth from surface), very gravelly sandy loam; Bg, 0-10 inches (depth from surface), very gravelly loamy fine sand; Bg, 17-24 inches (depth from surface), very gravelly sandy loam*
- Brief: BrA, BrB, BrC, Brd, 26-60 inches (depth from surface), very gravelly sandy loam*
- BsD, 26-60 inches (depth from surface), very gravelly sandy loam*
- Chelan: CgB, CgC, CgD, CgE, 35-60 inches (depth from surface), very gravelly sandy loam; ChC, ChE, 35-60 inches (depth from surface), very gravelly sandy loam; CkD, CkE, 35-60 inches (depth from surface), very gravelly sandy loam; ClA, ClB, ClC, ClD, ClE, 35-60 inches (depth from surface), very gravelly sandy loam*
- Jumpe: JmD, 10-60 inches (depth from surface), very stony silt loam; JnF, 0-60 inches (depth from surface), very stony silt loam*
- Loneridge: LoD, LoF, 0-10 inches (depth from surface), very stony loam; 10-16 inches (depth from surface), very gravelly clay loam*
- Malaga: MaA, MaC, 15-19 inches (depth from surface), very gravelly sandy loam*
- Peshastin: PhB, PhC, 18-60 inches (depth from surface), very cobbly sandy loam; PID, PIE, 18-60 inches (depth from surface), very cobbly loam*
- Pogue: PsE, 0-17 inches (depth from surface), very stony fine sandy loam*
- Stemilt: StD, StE, 17-60 inches (depth from surface), very cobbly silty clay loam*
- Supplee: SuA, SuB, SuC, SuD, SuE, 0-6 inches (depth from surface), Very fine sandy loam; 18-31 inches (depth from surface), very gravelly sandy loam*
- Thow: TgD, 10-60 inches (depth from surface), very gravelly sandy loam; ThE 10-60 inches (depth from surface), very gravelly sandy loam*
- Tronsen: TrD, TrE, 8-60 inches (depth from surface), very gravelly clay loam*

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM the IS NOT or IS (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled "IS NOT" above, proceed to Sub-Section III of this form.

If you circled "IS" above, proceed to Sub-Section II of this form.

~~SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.~~

- ~~_____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.~~
- ~~_____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.~~
- ~~_____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.~~
- ~~_____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.~~

SUB-SECTION III: Please select one of the following:

- I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.
- I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis-related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

- Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.
- Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).
- Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.
- Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.
- Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.
- Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

- Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- Label the name and width of roads bordering the property and indicate whether they are public or private.
- Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-4220 for assistance in identifying PUD Easements!*
- Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEDGEMENT SECTION

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

By submitting this application, I acknowledge and certify the following:

Initials

(Owner and, if applicable, Applicant)

- CM _____ 1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.
- CM _____ 2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.
- CM _____ 3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.
- CM _____ 4. Additional permit applications and approvals may be necessary to conduct specific activities.
- CM _____ 5. Application fees are non-refundable, except when approve by the Board.
- CM _____ 6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

- CM _____ 7. Chelan County is hereby given consent to enter the property(ies) listed above.
- CM _____ 8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.
- CM _____ 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.
- CM _____ 10. I certify that this application has been made with the consent of the lawful property owner(s).
- CM _____ 11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.
- CM _____ 12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature: _____ Place: _____ Date: _____

Print Name: _____

Owner/Applicant/Agent Signature: Cathy Mulhall Place: Wenatchee, WA Date: 12/31/20

Print Name: Cathy Mulhall

Owner/Applicant/Agent Signature: _____ Place: _____ Date: _____

Print Name: _____

The proposed amendment to the Comprehensive Plan Capital Facilities Element is to update the new Six Year Capital improvement Plan for Years 2021-2026. This plan describes public capital expenditures, including the sources of funding for these items. The goal of the Capital Improvement Plan is to ensure that all capital improvement expenses have adequate funding. The proposed amendments are to address changes in timing and cost for projects. Specifically, moving 2020 projects into future years that were either not completed or were determined not to be a priority. Completed projects have been removed. Updates to the Cashmere Dryden Airport Layout Plan to comply with WSDOT and FAA funding and regulations precipitated changes to the CIP as well.

2021-2026 CHELAN COUNTY CAPITAL IMPROVEMENT PLAN						
YEAR	2021	2022	2023	2024	2025	2026
NATURAL RESOURCES						
Uses of Funds						
Countywide Water Resource Projects						
Countywide Parks and Recreation Projects						
Total Uses of Funds	0	0	0	0	0	0
Sources of Funds						
Rural Counties Tax Fund	0	0	0	0	0	0
Total Sources of Funds	0	0	0	0	0	0
Variance	0	0	0	0	0	0
PUBLIC WORKS						
Uses of Funds						
W Cashmere Bridge Replacement	1,000,000					
Totem Pol Road		300,000				
Dryden Transfer Station-Second Tip Floor	1,000,000					
Vegecide Truck Wash Facility	50,000					
Wenatchee District Shop Replacement	125,000	2,500,000				0
Road Rehaulitation	700,000	700,000	700,000	700,000		0
Road District Sheds: Accessibility, Shop Lighting & Electrical Efficiency Upgrades	150,000					
Total Uses of Funds	3,025,000	3,500,000	700,000	700,000	0	
Sources of Funds						
County Road Fund	1,325,000	2,500,000				
Solid Waste Fund	1,000,000					
Rural Counties Tax Fund		300,000				
Capital Improvement Reet 2 Fund	700,000	700,000	700,000	700,000		
Total Sources of Funds	3,025,000	3,500,000	700,000	700,000		
Variance	0	0	0	0		
REGIONAL JUSTICE CENTER						
Uses of Funds						
Cell Improvements - Light switches & ADA	37,000					0
Booking Remodel	25,000					
Security Locks	26,400					0
2nd flr railing	40,000					0
Cell Reconfiguration	30,000					
Cuff Ports	40,000					
SWF Conversion	100,000					
EAC Key Cards		500,000	500,000			
Total Uses of Funds	298,400	500,000	500,000	0	0	
Sources of Funds						
Capital Improvement Reet 1 Fund	298,400	500,000	200,000			
Criminal Justice Funds		0	300,000			
Grants, Loans, Donations	0	0	0			
Total Sources of Funds	298,400	500,000	500,000	0	0	0
Variance	0	0	0	0	0	0
SHERIFF						
Uses of Funds						
Emergency Operations Center	2,200,000					
Total Uses of Funds	2,200,000	0	0	0	0	0
Sources of Funds						
Capital Improvement Reet 1 Fund	1,000,000					
Grants, Loans, Donations	1,200,000	0	0	0	0	0
Total Sources of Funds	2,200,000	0	0	0	0	0
Variance	0	0	0	0	0	0
Wenatchee River County Park						
Uses of Funds						
Park infrastructure improvements	30,000	0	0	0	0	0
Total Uses of Funds	30,000	0	0	0	0	0
Sources of Funds						
Capital Improvement Reet 2 Fund	30,000					
Total Sources of Funds	30,000	0	0	0	0	0
Variance	0	0	0	0	0	0



CHELAN COUNTY

Department of Community Development
316 Washington Street, Suite 301, Wenatchee, WA 98801
Telephone: (509) 667-6225 Fax: (509) 667-6475

SEPA NOTICE ISSUANCE OF DETERMINATION OF NON-SIGNIFICANCE (DNS)

Proposal Description: A proposed comprehensive plan text amendment to the Capital Facilities Element (outside the normal cycle) to adopt the most current Capital Improvement Plan 2021-2026 that address changes to projected projects and funding sources.

File Number: CPA 20-009

Location: The proposed amendment covers all of unincorporated Chelan County.
Proponent: Chelan County, Washington

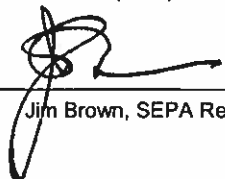
Lead Agency: Chelan County Department of Community Development

The proposed Comprehensive Plan amendments are programmatic in nature and are not anticipated to have any direct, immediate impacts on the environment. It is expected that subsequent, site-specific projects will provide a more in-depth analysis of potential adverse environmental impacts and any specific mitigation measures necessary.

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). The 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 upon request.

This Determination of Non-Significance is issued under WAC 197-11-355, Optional DNS. No additional comment period is required.

Responsible Official: Jim Brown, Director / SEPA Responsible Official
Address: Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: (509) 667-6225

Signature: 
Jim Brown, SEPA Responsible Official

Date: January 7, 2021

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

1. Name of proposed project, if applicable:
Amendment is to the Comprehensive Plan Capital Facilities Element to update the new Six Year Capital Improvement Plan for years 2021-2026.
2. Name of applicant:
Chelan County
3. Address and phone number of applicant and contact person:
*Catherine Lorbeer, AICP
316 Washington Street, Suite 301
Wenatchee, WA. 98801
Phone: 509-667-6246
Email: Catherine.Lorbeer@co.chelan.wa.us*
4. Date checklist prepared:
January 4, 2021
5. Agency requesting checklist:
Chelan County
6. Proposed timing or schedule (including phasing, if applicable):
The proposed amendments are tentatively scheduled to be heard by the Planning Commission on January 27, 2021 and the Board of County Commissioners on March 16, 2021.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Does not apply
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
N/A
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.
No
10. List any government approvals or permits that will be needed for your proposal, if known.
Requires approval by the Chelan Board of County Commissioners

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. (Lead agencies may modify this form to include additional specific information on project description.)

Proposed amendment is to the Comprehensive Plan Capital Facilities Element to update the new Six Year Capital Improvement Plan for years 2021-2026. This plan describes public capital expenditures, including the sources of funding for these items.

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 or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably 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.

Chelan County

B. Environmental Elements

The lead agency has excluded (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

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: 

Name of signee: Catherine Lorbeer, AICP

Position and Agency/Organization: Assistant Director/Community Development

Date Submitted: January 4, 2021

D. Supplemental sheet for nonproject actions

(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?

The proposed amendments would not likely result in an increase discharge to water, emissions to air, nor relate to hazardous substances or produce noise. Most of the projects in the CIP will trigger a project level SEPA analysis, which will address impacts and mitigation measures.

Proposed measures to avoid or reduce such increases are:

A review of all uses and developments would be reviewed through the permit process. All projects would be required to adhere to Federal, State, and local requirements.

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

The proposed amendments would not result in a direct impact and each project will be reviewed and, when appropriate, be required to mitigate impacts.

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

Each proposed amendment will modify uses or developments which will be reviewed and, when appropriate, required to mitigate impacts.

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

The development of land uses may require additional energy sources, which would be determined at the time of the proposed use or development. No depletion of natural resources is likely based on the type of proposed amendments.

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

Each proposed amendment will modify uses or developments, which will be reviewed for availability, as appropriate, with the service provider. Applicants may have to provide alternatives to traditional energy sources if the service is not available or is determined inadequate for the proposed use or development.

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, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Because the proposed amendments are programmatic, it is not anticipated they would not likely affect environmentally sensitive areas.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Individual projects of the CIP will modify uses or developments, which may require review for potential impacts. If impacts are identified, a mitigation or modification may be required.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposed amendments are consistent with existing plans.

Proposed measures to avoid or reduce shoreline and land use impacts are:

The proposed amendments would be regulated through the building permit process or code enforcement to address potential impacts.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposed amendment will not directly result in impacts. Each project will be required to review transportation services and meet code requirements in place at that time.

Proposed measures to reduce or respond to such demand(s) are:

Project review would occur with permits required for the individual projects.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed amendments do not conflict with local, state or federal laws relating to environmental protection.