



# CHELAN COUNTY

## DEPARTMENT OF COMMUNITY DEVELOPMENT

### 2021 Comprehensive Plan Map Amendment Staff Report

**TO:** Chelan County Planning Commission  
**FROM:** Chelan County Community Development  
**HEARING DATE:** October 27, 2021  
**FILE NUMBER:** CPA 21-118; Chelan County Rural Industrial

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#### 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.

- A. Move to recommend **approval/denial** of the Comprehensive Plan Amendment was submitted by Chelan County to change the land use designation for the subject properties (30 acres) from RR5 to RI to enhance and support economic development in the rural Malaga area. The subject properties are located at 5309 and 5351 Malaga Alcoa Hwy., Wenatchee, WA 98801 and further identified by Assessor's Parcel Nos. 22-21-35-100-071 and 22-21-35-100-072, given file number CPA 21-118, based upon the findings of fact and conclusions of law contained within the October 27, 2021 staff report.

#### GENERAL INFORMATION

<b>Planning Commission Workshop</b>	August 25, 2021
<b>Notice of Application to Surrounding Properties</b>	May 13, 2021
<b>Planning Commission Notice of Hearing Published</b>	October 16, 2021
<b>Planning Commission Hearing on</b>	October 27, 2021
<b>60-day State agency review</b>	Received June 9, 2021 with comment period ending August 8, 2021
<b>SEPA Determination</b>	September 20, 2021

#### SEPA Environmental Review

A Determination of Non-Significance (DNS) was issued under WAC 197-11-355 for CPA 21-118 on September 20, 2021 (Attachment 1). 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.

### Agency Comments:

Washington State Department of Commerce provided comments, dated August 11, 2021, noting that while the proposal supports economic development in the Malaga-Alcoa area, it would be an expansion of the LAMIRD (Limited Areas of More Intense Rural Development) and would not be consistent with the GMA.

Washington State Department of Fish and Wildlife (WDFW) provided comments, dated September 16, 2021, stating concern on portions of the two parcels for shrubsteppe areas that qualify as Category 1 Fish and Wildlife Habitat Conservation Area per CCC Section 11.78.060. Although a site-scale assessment has not been conducted, WDFW anticipates compensatory mitigation will be required for any loss of habitat or harm to several species if development occurs.

The Confederated Tribes of the Colville Reservation provided comments, dated May 13, 2021, indicating that any industrial development would require a cultural resource review, survey and report.

Refer to Attachment 2 for full agency comment letters.

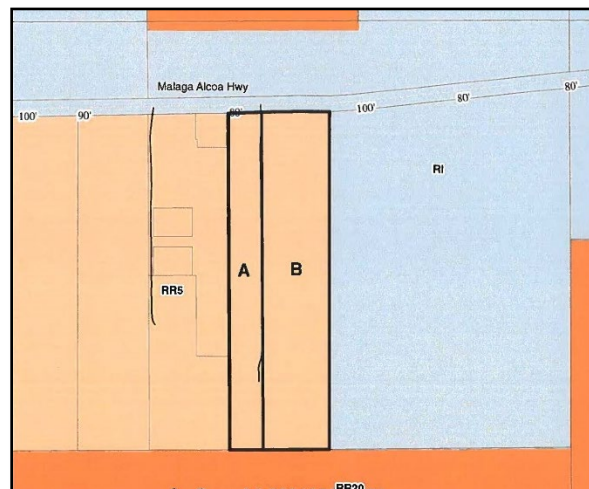
### Public Comment:

R. Craig Quilter provided comments, dated May 27, 2021, expressing concern about water issues on the property and stating he found the information submitted as vague and incomplete. Refer to Attachment 2 for a copy of the email correspondence.

## PROJECT DESCRIPTION – CPA 21-118 – CHELAN CO RURAL INDUSTRIAL

**Proposal:** An application for a Comprehensive Plan text amendment was submitted by Chelan County to change the land use designation for the subject properties (30 acres) from RR5 to RI to enhance and support economic development in the rural Malaga area. The subject properties are located at 5309 and 5351 Malaga Alcoa Hwy., Wenatchee, WA 98801 and further identified by Assessor's Parcel Nos.: A= 22-21-35-100-071 and B= 22-21-35-100-072. See Attachment 4 for file of record.

### Chelan County Land Use Designations



**Density:** Currently, the minimum lot size is 5 acres for the RR5 zoning district. The proposed RI designation would provide the more opportunity for rural industrial and resource based industrial activities in Malaga. The minimum lot size would be in accordance with the Chelan-Douglas health district standards for public or community water and sewage disposal.

## COMPREHENSIVE PLAN

Chelan County conducts an annual concurrent review of proposals to amend the Comprehensive Plan. The Plan represents the long-term vision for future land uses and development. Proposals must demonstrate the merits of the requested change as being consistent with adopted goals and policies.

The following Comprehensive Plan goals and policies are relevant to the request for CPA 21-118:

LU 4.1: Encourage development that is compatible with the natural environment and minimizes impacts to significant natural and scenic features.

LU 9: Direct future industrial development to designated industrial areas in Urban Growth Areas and LAMIRDs and to existing rural industrial areas, consistent with the Growth Management Act.

LU 9.1: Permit siting of industrial uses in rural areas when adverse impacts to the rural community can be minimized and the requirements of the Growth Management Act (RCW 36.70A.365 or RCW 36.70A.070(5)) can be met.

LU 9.3: Encourage industrial development to locate in areas with access to necessary support facilities, services, and transportation systems, and where industrial development would be compatible with nearby land uses.

LU 10: Maintain Chelan County's existing industrial base and promote further diversification of the area's economy with industries that are compatible with surrounding land uses.

RE 1.1: Rural development shall avoid and mitigate impacts to critical areas, which have value as wildlife habitat and open space.

RE 1.3: Establish a variety of rural land use designations that would accommodate a wide variety of rural uses and densities consistent with the County's rural character.

RE 4: Encourage rural economic development consistent with the goals and policies of the Chelan County Comprehensive Plan and the Growth Management Act.

RE 6.1: Development in LAMIRDs, except for industrial areas or industrial sites within mixed-use areas, should be principally designed to serve the existing and projected rural population.

ED 1: Encourage efforts to diversify the existing economic base to focus on long-term sustainable economic development throughout the County.

ED 4: Local economic development efforts should promote the advantages of working and living in Chelan County, such as availability of work, job security and stability, access to recreational and cultural activities, educational opportunities, quality health care, and affordable housing.

ED 4.3: Foster a diverse private-sector job base that supports attractive wages and facilitates the retention and expansion of existing businesses.

ED 5: Implement a regional and multi-jurisdictional approach to economic development.

ED 5.1: Coordinate with the Chelan County Port District in the evaluation and ranking of economic development projects.

## REVIEW CRITERIA

The proposals were analyzed based on information provided by the applicant or when readily available, within existing County resources. While each application may or may not have met all the criteria, the applications must be weighed by their individual and collective impacts. Additionally, agency and public comment play a role in understanding potential impacts to surrounding land uses, impacts to rural character, and how the amendment may serve the general public's interest.

Pursuant to Chelan County Code (CCC) Section 14.14.060(1), the following general review criteria were used to evaluate the proposed amendment.

- A. *The proposal is consistent with the goals of the Growth Management Act (Chapter 36.70A RCW), and any applicable county-wide planning policies.*

Finding of Fact: The Growth Management Act under RCW 36.70A.020 contains planning goals that include, but are not limited to, 1) Urban Growth, 2) Reduce Sprawl, 3) Economic Development and 4) Environment. The proposed land use change serves to encourage economic development by adding to the industrial areas in Malaga.

Findings by the legislature for the Growth Management Act (GMA) recognize that to retain and enhance the job base in rural areas, rural counties must have flexibility to create opportunities for business development. Primarily, the County is coordinating with the Chelan Douglas Regional Port Authority to diversity economic and employment opportunities and to address the constrained supply of industrial land. The GMA also permits the development, redevelopment and infill of existing intensely developed rural areas known as LAMIRDs. However, the Act does not allow for the expansion of these areas outside of logically set boundaries. Major industrial developments may be designated subject to RCW criteria.

Agency comments indicate that the proposed amendment would support economic development in the Malaga area; however, it would also be an expansion of the LAMIRD and therefore would not be consistent with the GMA.

County-wide Planning Policies provide guidance to coordinated planning with the public and other affected jurisdictions and include Policy 7 related to economic development and employment.

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

- B. *The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies.*

Finding of Fact: The proposed land use change would support Goal LU 10 and Policy LU 9.3, because the existing industrial base contributes to the area's economy, and the proposed land uses do not conflict with adjacent land uses, are served by Malaga-Alcoa Highway, and will have access to necessary public facilities and services. The proposed amendment supports Goals Policy ED 1 and ED 4, because the diversification of the economic base through sustainable economic development can help provide expanded job opportunities as well as a healthy, stable and growing economy. Quality of life factors also play a role in attracting and retaining employees and businesses. Policies RE 1.3 and ED 4.3 are also supported because additional industrial development will help the community retain college graduates from the area in addition to decreasing unemployment and under employment.

The proposed land use change may only be partially consistent with Goal LU 9 and Policy LU 9.1. Vacant and underdeveloped parcels exist within the Malaga area, which may accommodate further development but might be constrained or unavailable. Under the provisions of the GMA, industrial development, redevelopment, and infill may occur in existing rural industrial locations such as Malaga.

Industrial activities should occur within LAMIRDs which have the infrastructure and services necessary for such development, but expansion of LAMIRDs is generally not supported.

Conclusion: The proposed amendment would be consistent with and does support the majority of goals and policies of the Chelan County Comprehensive Plan and existing LAMIRD policies suggests the Malaga area may, in part, be suitable for additional RI lands.

C. *The amendment complies with Comprehensive Plan land use designation/siting criteria.*

Finding of Fact: The site is composed of two parcels that are currently in Rural Residential/Resource 5 (RR5). The site is currently used for single-family residences, accessory structures, and orchards. The proposed amendment would change the 30 acres to the Rural Industrial (RI) land use designation, a Type 1 LAMIRD.

In 2006, Malaga completed a visioning planning document which defined the LAMIRD boundary and set appropriate land use designations. Under the County's Comprehensive Plan designation/siting criteria, the Rural Industrial (RI) land use designation is considered a Type 1 LAMIRD. LAMIRDs permit the development, redevelopment and infill of existing intensely developed rural areas, but they do not allow for the expansion of these areas outside of logically set boundaries. However, when consistent with GMA, Goal LU 9 directs future industrial development to designated industrial areas in LAMIRDs and to existing rural industrial areas.

The purpose of the RI designation is to recognize the need for rural industrial and resource based industrial activities within the rural areas and to provide the opportunity for the development, redevelopment and infill of existing rural industrial developments or former industrial sites consistent with the rural character. New industrial sites may be designated during yearly comprehensive plan amendments if consistent with criteria and requirements outlined in RCW 36.70A.365 and the goals and policies of this comprehensive plan. Such a new industrial area would typically be designated as an urban growth area and have the potential to receive urban services.

This proposed amendment facilitates regional efforts to assemble adequate land that will stimulate industrial investment in Malaga. The County intends to promptly initiate further planning for services and infrastructure and to explore possible creation of an urban growth area, which would align with GMA criteria.

Conclusion: Based on the designation/siting criteria for RI designations, as outlined in the Comprehensive Plan, the proposed amendment would be consistent because it would encourage new industrial development and initiate planning for an urban growth area.

D. *The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended.*

Finding of Fact: Access is from Malaga Alcoa Hwy, a county right of way. No alteration of the Capital Facility Element or Transportation Element is expected as a result of the proposal. Future development of the site will be reviewed for potential impacts to existing roads and creation of new private or public roads.

Conclusion: No change in the Capital Facility Element or Transportation Element has been identified. The proposed amendment would be supported by and consistent with the existing capital facility element and transportation element.

E. *The amendment does not adversely affect the surrounding land uses.*

Finding of Fact: The areas surrounding the subject properties are in industrial, agricultural and residential use. The properties to the north across Malaga Alcoa Hwy are zoned Rural Industrial (RI) and Rural Residential/Resources 20 (RR20). Properties to the east are zoned Rural Industrial (RI). Properties to the south are zoned Rural Residential/Resources 20 (RR20). Properties to the west are zoned Rural Residential/Resources 5 (RR5).

Under the proposed RI land use designation, the minimum lot size would be in accordance with the Chelan-Douglas health district standards for public or community water and sewage disposal. The maximum height of structures within RI zoning is sixty (60) feet.

A public comment was received that expressed concern about water issues on the property and the information submitted was viewed as vague and incomplete.

Conclusion: The proposed amendment does not adversely affect the surrounding land uses as RI lands exist to the north and east.

F. *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.*

Finding of Fact: The subject site contains residential and agricultural uses and is composed of two parcels. Physical characteristics include flat ground on the northern portion near the highway and steep cliffs/bluffs at the southern end of the parcels. Portions of the land include areas shown to have erosive soils. WDFW PHS mapping shows golden eagles to be present in the area.

Wildlife habitat and open space are typically located in rural areas and are an important part of the reason why people choose to live in a rural setting. Agency comments stated concern for shrubsteppe areas that qualify as Category 1 Fish and Wildlife Habitat Conservation Area per CCC Section 11.78.060. Therefore, industrial development may only occur when suitable mitigation is provided to address potential impacts to critical areas found on rural lands.

Conclusion: The proposed amendment does not appear to adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

G. *The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.*

Finding of Fact: The proposed amendment would make the subject property available for industrial development, thereby accommodating projected employment growth in the rural, unincorporated areas of Chelan County.

The potential industrial development would modestly contribute to the projected growth of the Comprehensive Plan and would therefore not result in an adverse impact.

Conclusion: The proposed amendment would be unlikely to have an adverse impact on projected growth.

H. *The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.*

Finding of Fact: The proposed amendment would increase industrial land uses in the County. Vacant and underdeveloped parcels exist within the Malaga area, which may accommodate further development but might be constrained or unavailable. The price of land is ever increasing and larger

groupings of rural properties is highly desired for industrial building lots. Industrial development and retention of existing industrial activities in Malaga will help diversify the economy within the rural areas.

The proposed amendment is not anticipated to impact the general public negatively in regards to public health, safety, or welfare.

Conclusion: The proposed amendment specifically serves the applicant but the general public including public health, safety and welfare, is not anticipated to be negatively affected.

## **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. To comply with the requirements of the State Environmental Policy Act for environmental review of a non-project action, the County, as lead agency issued a Determination of Non-significance for the properties on September 20, 2021.
5. The required State agency review with the Department of Commerce (COM) and other State agencies initiated on June 9, 2021, submittal ID No. 2021-S-2765 (Attachment 3), pursuant to RCW 36.70A.106.
6. A request for a Comprehensive Plan Map Amendment was submitted by Chelan County to change the land use designation for the subject properties (30 acres) from RR5 to RI to enhance and support economic development in the rural Malaga area. The subject properties are located at 5309 and 5351 Malaga Alcoa Hwy., Wenatchee, WA 98801 and further identified by Assessor's Parcel Nos. 22-21-35-100-071 and 22-21-35-100-072.
  - a. The location and characteristics are consistent with Chelan County Comprehensive Plan designation for Rural Industrial (RI), as outlined in this staff report.

## **CONCLUSIONS OF LAW**

1. The amendment to the Chelan County Comprehensive Plan is consistent with the requirements of the Chelan County Comprehensive Plan and County-Wide Planning Policies, and to some extent, consistent with Growth Management Act (RCW 36.70A).
2. The amendment does comply with the Comprehensive Plan designation/siting criteria.
3. The amendment does not adversely affect the surrounding land uses.
4. The amendment does not adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
5. The amendment does not adversely affect the supply of land for various purposes available to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.
6. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.
7. The amendments are consistent with Chelan County Code Title 14 Development Permit Procedures and Administration.
8. The requirements of RCW 43.21C, the State Environmental Policy Act and WAC 197-11, SEPA Rules have been satisfied.

## **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.

- A. Move to recommend **approval/denial** of the Comprehensive Plan Amendment was submitted by Chelan County to change the land use designation for the subject properties (30 acres) from RR5 to RI to enhance and support economic development in the rural Malaga area. The subject properties are located at 5309 and 5351 Malaga Alcoa Hwy., Wenatchee, WA 98801 and further identified by Assessor's Parcel Nos. 22-21-35-100-071 and 22-21-35-100-072, given file number CPA 21-118, based upon the findings of fact and conclusions of law contained within the October 27, 2021 staff report.

## **ATTACHMENTS**

- 1. SEPA Determination, signed September 20, 2021
- 2. Agency and Public Comments
- 3. 60-day Review Acknowledgment Letter from WA Dept. of Commerce
- 4. File of Record for CPA 21-118





## 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)

**Project Description:** A proposed Comprehensive Plan Map Amendment and Zone Change to change the land use and corresponding zoning designations for the two (2) subject properties from Rural Residential/Recreational 5 acres (RR5) to Rural Industrial (RI) for the purpose of enhancing and supporting economic development in the rural Malaga area.

**File Number:** PL 21-118  
**Related Files:** PL 21-119  
**Parcel Number:** 22-21-35-100-072  
**Related Parcels:** 22-21-35-100-071  
**Site Address:** 400 DOUGLAS ST STE 201, WENATCHEE, WA 98801  
**Owner:** CURTIS DARLENE K  
5351 MALAGA ALCOA HWY, MALAGA, WA 98828  
**Agent:** CHELAN COUNTY  
COMMISSIONERS OFFICE, WENATCHEE, WA 98801

**Lead Agency:** Chelan County Department of Community Development

Based on the lead agency's review of the proposed Comprehensive Plan Amendment, it is determined that there would not be adverse impacts due to the change of land use and zoning designation as no development is proposed at this time.

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:** 9/20/2021



STATE OF WASHINGTON  
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August 11, 2021

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

Sent Via Electronic Mail

Re: Annual Comprehensive Plan Amendments

Dear Ms. Lorbeer:

Thank you for sending Growth Management Services Chelan County's proposed 2021 Comprehensive Plan amendments. We appreciate the opportunity to provide the following comments.

**CPA-21-085**

Commerce is pleased that the climate resiliency grant awarded to Chelan County resulted in proposed comprehensive plan amendments. We support your proposed community engagement process to keep up the momentum, including the Climate Roundtable, the Science Advisory Committee and Strategy Development Outreach.

The Cross Sector Resilience Strategy does a good job of highlighting how climate change resiliency can enhance public safety. We continue to support further development of climate change resilience strategies that can be translated into comprehensive plan goals and policies.

The document and subsequent amendments to your comprehensive plan can serve as helpful examples for other rural counties and cities to follow.

**CPA-21-070**

Commerce has no comment on this proposal.

**CPA-21-071**

We have concerns about this proposal, which will allow two to four times the number of residential lots in the hills above the City of Chelan compared to existing land use categories. The current land use map provides a sensible transition from RR-5 in the lower foothills to RR-10 and RR-20 in the higher elevations. Steep slopes, wildlife habitat impacts, vehicular access and water availability are issues that should be carefully examined during this amendment process. Other concerns include adding density to fire-prone areas and view-shed impacts from the City of Chelan.

The proposal also includes de-designating agricultural commercial land. Commerce has provided testimony during the last two amendment cycles expressing concern about de-designating commercial agricultural land on a parcel-by-parcel basis. We still recommend that the County conduct a county-wide

assessment of its resource lands before approving land use changes from commercial agriculture to rural residential.

#### **CPA-21-078**

This proposal adds vacant land to property designated rural village (RV), a residential LAMIRD (Limited Area of More Intense Rural Development). Expanding LAMIRD boundaries to incorporate vacant land for growth is expressly prohibited by the Growth Management Act (GMA). Please see attached comments from last years' proposed LAMRD expansions for GMA references.

During the 2021 Washington State Legislative Session, two bills were introduced that would allow limited expansion/intensification of LAMIRDS. Neither bill was passed by the Legislature, so the LAMIRD law remains unchanged (see [SB 5275](#) and [HB 1233](#)).

Further, we do not recommend designating LAMIRDS adjacent to city boundaries as it may preclude conversion to urban densities in the future as more land is need to accommodate population growth.

#### **CPA-21-118**

This proposed amendment is another LAMIRD expansion, adding largely vacant land to the rural industrial category along the Malaga-Alcoa Highway. While Commerce strongly supports economic development, adding more land to the hundreds of acres of vacant land already designated for industrial development in this area is not consistent the GMA. In fact, [RCW 36.70.A.070](#) specifically addresses industrial LAMIRDS:

(e) Exception. This subsection shall not be interpreted to permit in the rural area a major industrial development or a master planned resort unless otherwise specifically permitted under RCW [36.70A.360](#) and [36.70A.365](#).

Major industrial developments may be designated as part of the comprehensive plan in rural areas, subject to the criteria in RCW 36.70A.365. We encourage the County to review the regional industrial land supply to determine the quantity of land needed for economic development and suitable locations following the RCW criteria. We recommend that this process include both Douglas and Chelan counties and cities.

Thank you for the opportunity to comment on the proposal. If you have any questions or need technical assistance with any growth management issues, please feel free to contact me at [scott.kuhta@commerce.wa.gov](mailto:scott.kuhta@commerce.wa.gov), or (509) 795-6884.

Sincerely,



Scott Kuhta, AICP  
Senior Planner  
Growth Management Services

cc: Jim Brown, CD Director, Chelan County  
Dave Andersen, Managing Director, Growth Management Services  
Benjamin Serr, Eastern Region Manager, Growth Management Services  
Steve Roberge, Deputy Managing Director, Growth Management Services



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November 5, 2020

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

Sent Via Electronic Mail

Re: Annual Comprehensive Plan Amendments

Dear Ms. Lorbeer:

Thank you for sending Growth Management Services Chelan County's proposed 2020 Comprehensive Plan amendments. We appreciate the opportunity to provide the following comments.

**CPA-2020-001, 004 and 005**

The Department of Commerce has significant concerns about these proposed amendments, which, if adopted, are clear violations of Washington State's Growth Management Act (GMA).

The GMA was amended in 1997 to provide flexibility in comprehensive plans for economic development while maintaining rural character. The amendments allowed counties to identify limited areas of more intense rural development (LAMIRDs), which are areas of higher intensity residential, mixed use, commercial or industrial development.<sup>1</sup> LAMIRDs are typically rural hamlets, crossroads, lakeshore development or unincorporated burghs with smaller residential lot sizes, businesses and services.

When designating LAMIRDs, counties must "adopt measures to minimize and contain the existing areas or uses of areas of more intensive rural development".<sup>2</sup> The law is very specific in limiting LAMIRDs to the existing development patterns on the landscape as they existed on July 1, 1990.<sup>3</sup> This is primarily determined by the built environment at that time. A core function of LAMIRDs is a logical outer boundary that does not allow for expansion of low-density rural sprawl.

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<sup>1</sup> RCW 36.70A.070(5)(d)

<sup>2</sup> RCW 36.70A.070(5)(d)(iv)

<sup>3</sup> RCW 36.70A.070(5)(d)(v)

Each of the proposed amendments violate the very strict GMA LAMIRD requirements. They are clear expansions that will result in irregular LAMIRD boundaries and low-density rural sprawl.

### **CPA 2020-003**

This amendment proposes to change approximately 8 acres of land from designated agricultural resource lands of long-term commercial significance (AC) to rural residential (RR 2.5). The subject property appears to include a productive vineyard, winery and residence, all permitted uses in the AC zone. The following comments are nearly identical to those provided during last years' annual comprehensive plan amendment process for a similar proposal, which was appealed to the Growth Management Hearings Board. The Hearings Board decision on the appeal is pending.

Agriculture is a cornerstone of the state economy and the GMA has strong provisions to protect natural resource lands. The market value of agricultural products sold in Chelan County was \$258,434,000 as of the 2017 Agricultural Census.<sup>4</sup> The agriculture industry in Washington State constitutes 13% of our total economy, is a \$49 billion industry, and one of Commerce's key sectors for economic growth. Although this proposal only involves approximately 8 acres of land, the continued "chipping away" at productive agricultural lands could have long-term, negative effects on agricultural viability in Chelan County.

The GMA requires counties to designate and conserve resource lands of long-term commercial significance.<sup>5</sup> Counties "should not review resource lands designations solely on a parcel-by-parcel process".<sup>6</sup> Once the county establishes a willingness to "de-designate" productive resource lands, it will be increasingly difficult to resist future applications. Over time, cumulative loss of resource lands could impact agricultural viability and Chelan County's economy.

WAC 365-190-050 includes criteria to classify and designate commercial resource lands, including the following that are particularly relevant to the proposal:

- Lands that are currently used for agricultural production and lands that are capable of such use must be evaluated for designation.
- The intent of the landowner to use land for agriculture or cease such use is not the controlling factor in determining if land is used or capable of being used for agricultural production.

If Chelan County has concerns about the current designation of agricultural lands, we recommend the County conduct a comprehensive assessment of natural resource lands designations on a countywide or regional basis during your next periodic update process, rather than a parcel-by-parcel basis.

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<sup>4</sup> United States Department of Agriculture

<sup>5</sup> RCW 36.70A.050 and .060

<sup>6</sup> WAC 365-190-050

Chelan County's Comprehensive Plan provides guidance for designating commercial agricultural land and any de-designation process should use the same criteria in deciding whether to retain or change to another comprehensive plan land use category.<sup>7</sup> The commercial agriculture designation should be retained unless it no longer meets the criteria identified in the countywide assessment.

The application expresses concern about the non-conforming lot size limiting the ability to use the property. Subdividing the parcel is the only limit currently, as the minimum lot size is 10 acres in the AC zone. Chelan County Code allows all structures and uses identified in the AC land use matrix to be established or constructed on legal lots of record.<sup>8</sup>

### **CPA-20-007**

The proposed text amendment considers appropriate locations for small scale recreation or tourist activities. Some Land Use categories allow "intensification" of existing small scale recreation or tourist uses while other categories allow "new" small scale recreation or tourist uses.

Two critical things to consider when evaluating changes to the Rural Land Use Element and designated commercial resource lands:

- Are the changes consistent with rural character as defined by the County?
- Will the changes interfere with resource lands production?

With regard to rural land use, the overarching objectives of the GMA and the County are to protect rural character and to maintain the economic viability of agriculture, forestry and mining.

The GMA and implementing WACs provides specific guidance for designating Limited Areas of More Intense Rural Development (LAMIRD)<sup>9</sup>. Three types of LAMIRDS are described as follows:

Type 1: Shoreline development, villages, hamlets activity centers or crossroad development that allow for "infill, development or redevelopment of existing areas". Development or redevelopment may be allowed "provided it is consistent with the character of existing area "in terms of building size, scale, use and intensity".

Type 2: Small-scale recreation uses through redevelopment of an existing site, intensification of an existing site, or new development on a previously undeveloped site, but not new residential development. Small-scale recreation uses may be added as accessory uses for resource-based industries. For accessory uses on agricultural lands of long-term agricultural significance, see [WAC 365-196-815](#).

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<sup>7</sup> [Chelan County Comprehensive Plan – Resource Element](#)

<sup>8</sup> [CCC Chapter 11.97.020 - Nonconforming lots of record](#)

<sup>9</sup> [RCW 36.70A.070](#) and [WAC 365-196-425](#)

Type 3: Isolated small-scale business and cottage industries that are not principally designed to serve the existing and projected rural population and nonresidential uses, but do provide job opportunities through intensification of development on existing lots or undeveloped sites. Counties are not required to designate Type 3 LAMIRDs on the future land use map and may allow them as a conditional use subject to GMA statutory criteria.

Chelan County LAMIRD designations must be consistent with GMA laws (RCWs) and administrative rules (WACs). The Rural Recreational/Residential (RRR) and Rural Village (RV) designations are listed as Type 1 LAMIRDs. The comprehensive plan description for both designations allow for the “intensification of development on lots containing, or development of, small-scale recreational or tourist uses...”. This is the statutory language for Type 2 LAMIRDs and should be amended to be consistent with the law. Type 1 LAMIRDs may not allow for intensification of existing uses.

The Chelan County comprehensive plan allows for the intensification of existing small scale recreational tourist uses on Agricultural Commercial (AC) resource lands, but does not allow new recreational tourist uses. Conversely, the Forest Commercial (FC) allows development of new small scale recreational or tourist uses. While it may appear that this is an inconsistency that should be corrected, the GMA and implementing WACs provide specific guidance for counties to follow with regard to land uses that may impact agricultural production.

Development regulations must prevent the conversion of all designated resource lands to uses that removes lands from resource production. However, WAC 365-196-815(1)(b)(i) specifically states that development regulations must not allow primary use of agricultural resource lands that would convert those lands to non-resource purposes. Further, accessory uses on agricultural resource lands may be allowed, consistent with criteria listed in WAC 365-196-815(3)(c). Non-agricultural accessory uses must support or add value to agricultural production.

New small-scale tourist or recreation uses may be appropriate on designated forest land provided it meets the goals and intent of the comprehensive plan, GMA and implementing WACs. Prospective tourist or recreation uses must not interfere with the conservation of those lands or the production of timber.

Please keep in mind that the comprehensive plan establishes land use policy and zoning regulations implement those policies. Any changes to the comprehensive plan would then trigger a review and potential amendments to zoning regulations to ensure consistency between policy and regulation.

Given the complexity of the issue, we recommend that the County take more time to consider amendments to the comprehensive plan text. This will allow staff to conduct research and prepare draft language for the public, the Planning Commission and County Commissioner’s consideration. It would also allow for a concurrent zoning text amendment process that will ensure consistency between the comprehensive plan and development regulations.

Ms. Catherine Lorbeer

November 5, 2020

Page 5

Thank you for the opportunity to comment on the proposal. If you have any questions or need technical assistance with any growth management issues, please feel free to contact me at [scott.kuhta@commerce.wa.gov](mailto:scott.kuhta@commerce.wa.gov), or 509-795-6884.

Sincerely,



Scott Kuhta, AICP

Senior Planner

Growth Management Services

cc: Jim Brown, CD Director, Chelan County  
Steve Roberge, Deputy Managing Director, Growth Management Services  
Dave Andersen, Managing Director, Growth Management Services





State of Washington  
**Department of Fish and Wildlife**

Mailing Address: 1550 Alder St. NW, Ephrata, WA 98823-9651  
Main Office Location: Natural Resources Building, 1111 Washington Street SE, Olympia, WA

September 16, 2021

Chelan County Department of Community Development  
Attention: Alex White – Planner II  
316 Washington St., Suite 301  
Wenatchee, WA 98801

Dear Mr. White

**SUBJECT: REQUEST FOR COMMENT; CPA 21-118 AND ZC 21-119; CHANGE LAND USE DESIGNATIONS AND ZONING DESIGNATIONS FOR TWO SUBJECT PROPERTIES FROM RURAL RESIDENTIAL/RECREATIONAL 5 ACRES (RR5) TO RURAL INDUSTRIAL WITHIN CHELAN COUNTY; PARCELS 222135100071 AND 222135100072.**

On September 14, 2021, the Washington Department of Fish and Wildlife (WDFW) received your email request for a change to WDFW comments in its May 24, 2021 letter to Chelan County Department of Community Development. Specifically, you requested the comments be revised to, "...reflect that there is no scrub-shrub on the subject properties & remove the conditions of approval for scrub-shrub as well."

As stated in that letter (May 2021, enclosed), "Although we have not conducted a site-scale assessment, based on our review of aerial imagery, PHS and SGCN, in our judgment, the entire shrubsteppe portion of these two parcels qualify as a Category 1 Fish and Wildlife Habitat Conservation Area by Chelan County's definition (CCC 11.78.060). If development occurs on the unconverted shrubsteppe portions of these two parcels, we anticipate that there will be unavoidable harm to shrubsteppe ecosystem functions and values. To achieve no net loss of such ecosystem functions and values (WAC 365-196-830(4)), WDFW anticipates compensatory mitigation will be required for loss of habitat and harm to several species."

The Arid Lands Initiative GIS map layer that was included in the May 2021 letter indicates the unconverted portions of both parcels contain Imperiled Habitats (see below). These are for the portions of the parcels that are not developed as orchards. Though the habitat type(s) is not specified, usually this indicates the presence of shrubsteppe and/or eastside steppe habitat(s). Friday (September 17, 2021), WDFW will add a new shrubsteppe and eastside steppe layer to the PHS on the Web App that shows the **general** locations of those two habitat types. I have attached a map of parcels 222135100071 and 222135100072. It is a preview of this new map layer that will go live on Friday. It shows the parcels may contain or are adjacent to one or both of those habitat types. Unfortunately, WDFW personnel have not been able to comprehensively

September 16, 2021

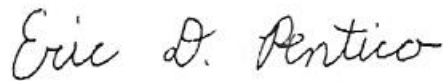
Page 2

survey all parcels in the state and therefore, priority species and habitats may occur in areas not currently mapped by the Department but may be present by definition.

Based on my review of aerial imagery, PHS and SGCN, and since WDFW personnel or other biologists have not surveyed the two subject parcels, there may be a potential for priority species and habitats to occur on-site, which are not currently known and mapped by the WDFW. Therefore, the comments I provided in the May 2021 letter are still applicable.

We are available to provide technical assistance to Chelan County, including a site visit to review the site-specific conditions and discuss shrubsteppe habitat further. If you have any questions, please call me at (509) 630-2729.

Sincerely,

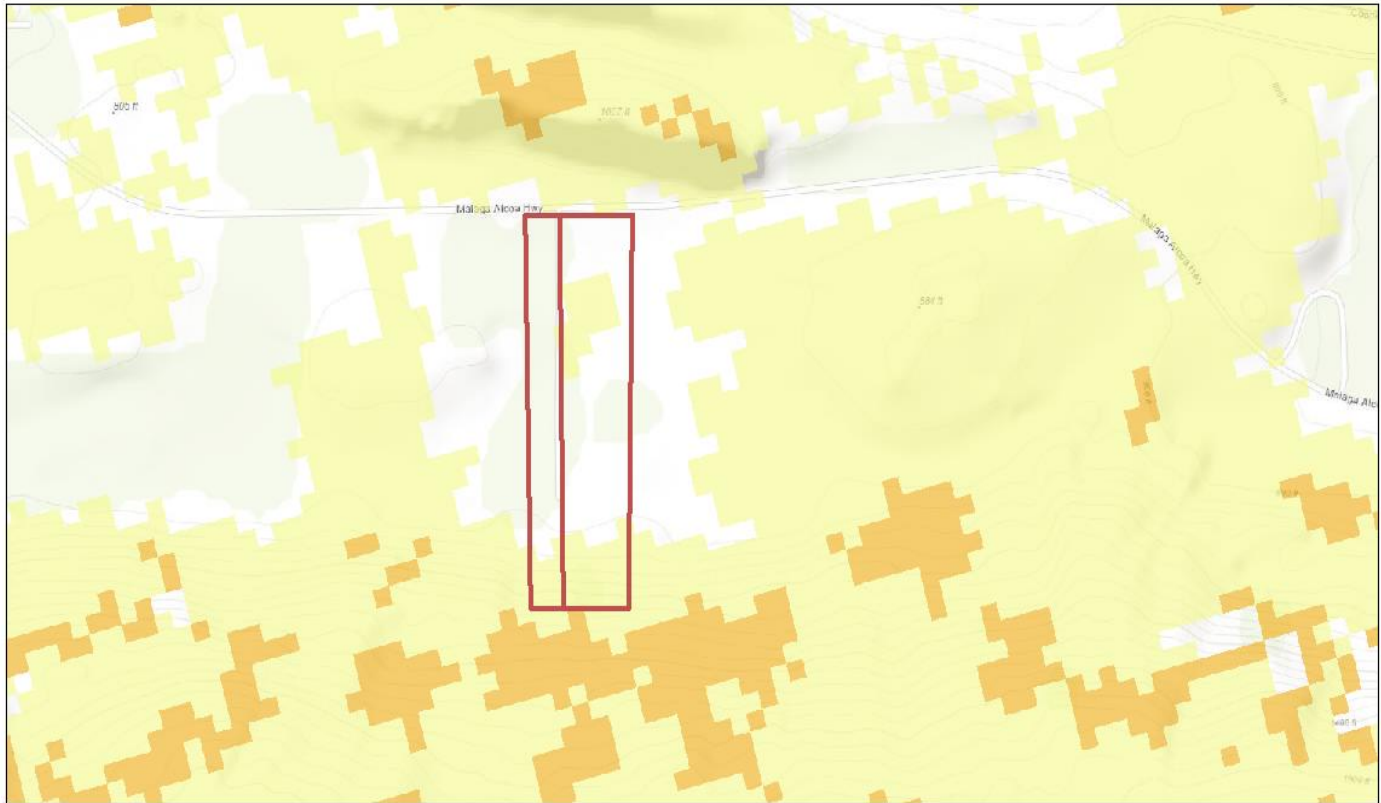
A handwritten signature in cursive script that reads "Eric D. Pentico".

Eric Pentico

WDFW Habitat Biologist

cc: Carmen Andonaegui - WDFW Region 2 Habitat Program Manager  
Amanda Barg - WDFW Region 2 Assistant Habitat Program Manager  
Scott Kuhta – Department of Commerce Senior Planner, Growth Management Services  
Catherine Lorbeer – Chelan County Community Development Assistant Director  
Jim Brown – Chelan County Community Development Director

### ArcGIS Web Map



5/19/2021, 12:29:40 PM

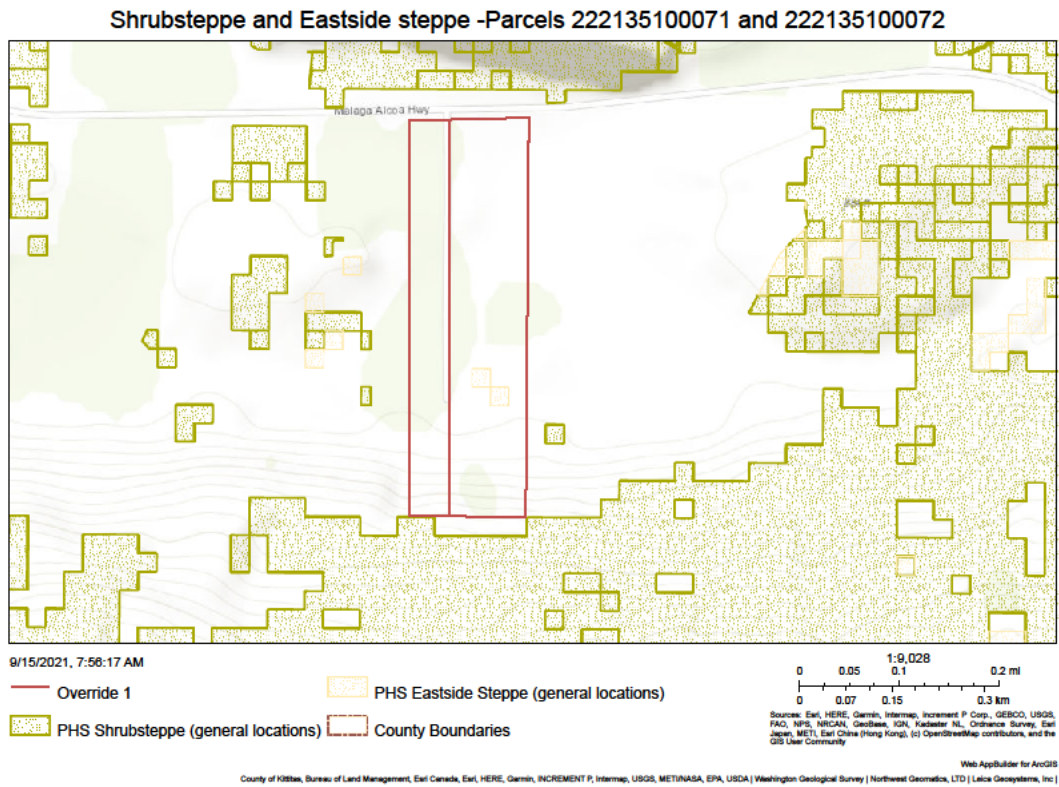
- Override 1
- S1S2 - Current Status Borderline between S1 and S2
- Imperiled Habitats (Gap Ecosystems)
- S2 - Imperiled
- S1 - Critically Imperiled
- County Boundaries

1:9,028

0 0.07 0.15 0.3 mi

0 0.1 0.2 0.4 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community





State of Washington  
**Department of Fish and Wildlife**

Mailing Address: 1550 Alder St. NW, Ephrata, WA 98823-9651  
Main Office Location: Natural Resources Building, 1111 Washington Street SE, Olympia, WA

May 24, 2021

Chelan County Department of Community Development  
Attention: Alex White – Planner II  
316 Washington St., Suite 301  
Wenatchee, WA 98801

Dear Mr. White

**SUBJECT: REQUEST FOR REVIEW; PROPOSED CHELAN COUNTY COMPREHENSIVE PLAN MAP AMENDMENT AND ZONE CHANGE CPA 21-118; CHANGE LAND USE DESIGNATIONS AND ZONING DESIGNATIONS FOR TWO SUBJECT PROPERTIES FROM RURAL RESIDENTIAL/RECREATIONAL 5 ACRES (RR5) TO RURAL INDUSTRIAL WITHIN CHELAN COUNTY; PARCELS 222135100071 AND 222135100072.**

On May 13, 2021, the Washington Department of Fish and Wildlife (WDFW) received notice from Chelan County Department of Community Development that it is accepting comments regarding the proposal referenced above. Our mission mandates that WDFW “preserve, protect and perpetuate fish, wildlife and ecosystems while providing sustainable fish and wildlife recreational and commercial opportunities.” We reviewed the project proposal for potential impacts to fish, wildlife and their habitats, as well as possible impacts to recreational opportunities, according to our mission; we appreciate the opportunity to offer these comments.

We reviewed the SEPA Checklist that was prepared for the proposed Comprehensive Plan Map Amendment and Zone Change. Section 4, entitled plants, subsection a (Check or circle types of vegetation found onsite, (pgs. 5 and 6 of 15) lists shrubs and grass as some of the vegetation that is found on parcels 2235100071 and 222135100072. From an aerial map review (Chelan Co. Geographic Information System Map and WDFW PHS on the Web Map), it appears that both parcels contain shrub-steppe habitat on the southern portion of each parcel. Shrub-steppe is a designated Priority Habitat under our Priority Habitats and Species (PHS) program. In addition, undisturbed areas of the two parcels, along with the adjacent surrounding landscape, have been identified as “State Imperiled”<sup>1</sup> (GAP Ecosystems) in our 2015 State Wildlife Action Plan (SWAP, see attached). More information on shrub steppe habitat can be found in the PHS List (<https://wdfw.wa.gov/species-habitats/at-risk/phs/list>) and in our shrub-steppe management recommendations (<https://wdfw.wa.gov/publications/01333>).

---

<sup>1</sup> *State Imperiled* is defined as rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the state.

We have indications that this area could provide habitat for PHS-listed species and SWAP-identified Species of Greatest Conservation Need (SGCN). This area is within:

- The observed range of Golden Eagle (PHS, SGCN)
- The observed range of burrowing owl (PHS, SGCN)
- The observed range of pygmy horned lizard (SGCN)

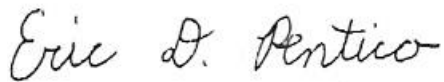
Site-scale analysis would be required to confirm or refute these indications.

Although we have not conducted a site-scale assessment, based on our review of aerial imagery, PHS and SGCN, in our judgment, the entire shrub-steppe portion of these two parcels qualify as a Category 1 Fish and Wildlife Habitat Conservation Area by Chelan County's definition (CCC 11.78.060). If development occurs on the unconverted shrub-steppe portions of these two parcels, we anticipate that there will be unavoidable harm to shrub-steppe ecosystem functions and values. To achieve no net loss of such ecosystem functions and values (WAC 365-196-830(4)), WDFW anticipates compensatory mitigation will be required for loss of habitat and harm to several species.

As you consider this proposed Comprehensive Plan Map Amendment and Zone Change, we recommend that you carefully consider how you achieve no net loss of ecosystem functions and values at this location.

Thank you for the opportunity to comment on your proposed Comprehensive Plan Map Amendment and Zone Change. We are available to provide technical assistance to Chelan County. If you have any questions, please call me at (509) 630-2729.

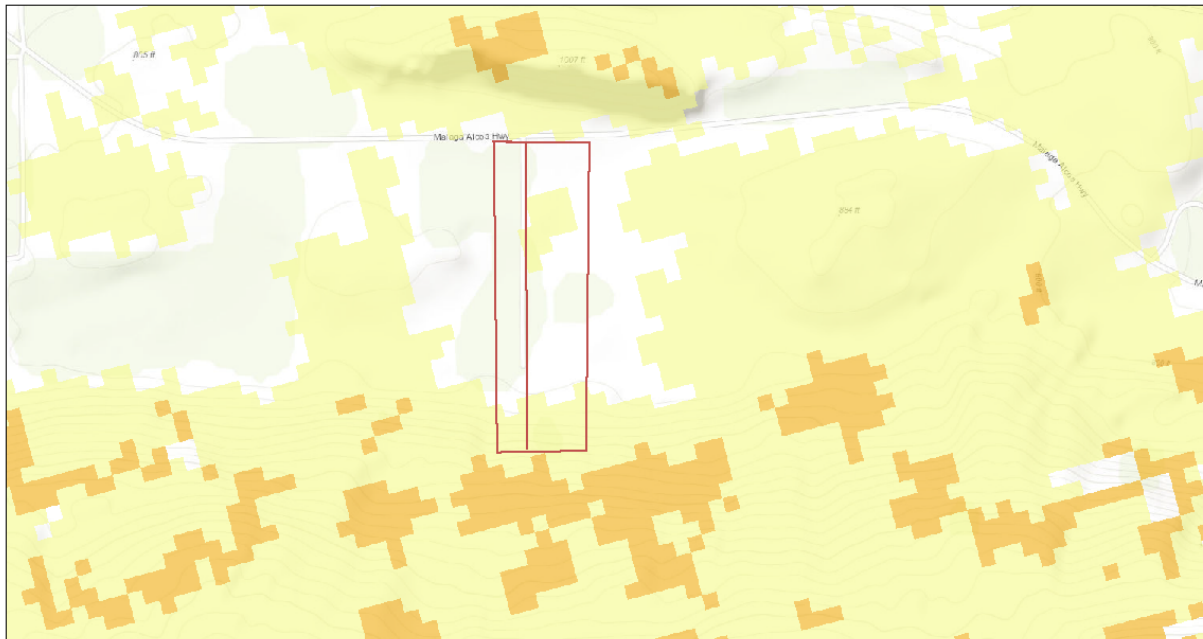
Sincerely,



Eric Pentico  
WDFW Habitat Biologist

cc: Carmen Andonaegui - WDFW Region 2 Habitat Program Manager  
Amanda Barg - WDFW Region 2 Assistant Habitat Program Manager  
Mary Huff – WDFW Land Use Conservation & Policy Section Manager  
Keith Folkerts – WDFW Conservation Information Delivery Unit Manager  
Scott Kuhta – Washington Dept. of Commerce, Senior Planner, Growth Management Services

Parcels 222135100071 & 222135100072



Override 1  
Imperiled Habitats (Gap Ecosystems)  
S1 - Critically Imperiled  
S1S2 - Current Status Borderline between S1 and S2  
S2 - Imperiled  
County Boundaries



**From:** [Guy Moura \(HSY\)](#)  
**To:** [Wendy Lane](#); [Alex White](#)  
**Subject:** RE: Request for Comments – CPA 21-118 and ZC 21-119 Chelan County – Chelan County Dept. of Community Development  
**Date:** Thursday, May 13, 2021 12:29:17 PM  
**Attachments:** [image001.png](#)

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**External Email Warning!** This email originated from outside of Chelan County.

While I am uncertain how the process works, a zoning change alone should not have a direct impact on historic properties. However the applicant should be aware that any industrial development would require a cultural resource review, survey, and report.

lim ləmt, qe?ciéwyew, thank you

Guy Moura  
Manager, History/Archaeology Program  
Tribal Historic Preservation Officer  
Confederated Tribes of the Colville Reservation  
(509) 634-2695

---

**From:** Wendy Lane [mailto:Wendy.Lane@CO.CHELAN.WA.US]  
**Sent:** Thursday, May 13, 2021 11:07 AM  
**To:** Peggy Fenhaus; Bob Plumb; Chris Young; Richmond Petty; Cindy Grubb; 'Alicia Hankins'; 'Region2 Planning (DFW)'; dradcliffe@chelancountyfire.com; mwd@nwi.net; white.k@wenatcheeschools.org; 'SEPA (DAHP)'; enviroreview@yakama.com; 'Corrine Camuso'; Casey\_Barney@Yakama.com; Jessica Lally; Noah\_Oliver@Yakama.com; Guy Moura (HSY); Julie Sanderson; jim@ccpd.com  
**Subject:** Request for Comments – CPA 21-118 and ZC 21-119 Chelan County – Chelan County Dept. of Community Development

Good Morning,

Chelan County has a **Comprehensive Plan Amendment and Zone Change** applications in which we are requesting comments from agencies and special districts. Attached are all the materials for your review and the Notice of Application. Please respond by **5:00 pm on May 27, 2021.**

<b>Project File No.:</b>	File # CPA 21-118 and ZC 21-119
<b>Project Location:</b>	Address and Parcel Number: 5309 and 5351 Malaga Alcoa Hwy.; identified by Assessor's Parcel No(s): 22-21-35-100-071 and 22-21-35-100-072 respectively.
<b>Agent/Owner:</b>	Name: Blake Baldwin / Chelan County
<b>Application Date:</b>	Date: March 1, 2021
<b>Determination of Complete Date:</b>	Date: May 11, 2021
<b>Notice of Application Date:</b>	Date: May 13, 2021

**Proposed Project Description:** An application for a Comprehensive Plan Map Amendment and Zone Change to be processed concurrently was submitted to change the land use designations and corresponding zoning designations for the two (2) subject properties from Rural Residential/Recreational 5 acres (RR5) to Rural Industrial (RI) within Chelan County for the purpose of enhancing and supporting economic development in the rural Malaga area.



**SEPA Review:** The County has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS). 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. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the specific proposal may be obtained upon request.

**Application Materials:** Attached to this email or may be found on the Chelan County Public Notice Portal: <https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch>

**Return Comments To: Alex White**

Chelan County Department of Community Development  
316 Washington Street, Suite 301  
Wenatchee, WA 98801  
Email: [Alex.White@co.chelan.wa.us](mailto:Alex.White@co.chelan.wa.us)

Sincerely,

**Wendy Lane**

**Permit Clerk**

Community Development Department



316 Washington Street, Suite 301,  
Wenatchee, WA 98801  
Phone: (509) 667-6231 | Fax: (509) 667-6475  
[Wendy.Lane@co.chelan.wa.us](mailto:Wendy.Lane@co.chelan.wa.us)

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**From:** [craigquilter@nwi.net](mailto:craigquilter@nwi.net)  
**To:** [Alex White](#)  
**Subject:** Project File# CPA21-118 and ZC21-119  
**Date:** Thursday, May 27, 2021 6:43:09 PM

---

External Email Warning! This email originated from outside of Chelan County.

Mr. White,

In regard to this notice of application, I have a few concerns. There seems to be errors in some of the environmental impact statement and seemingly willful omission of other facts concerning the water issues on this property. I have tried to make contact with Mr. Baldwin who filed the forms and application. He has not returned my phone messages. I have reviewed the proposed application and find vague and misleading information that also seems to be incomplete. I would submit that due diligence has not been forthcoming in the preparation of this document and is in need of review and deeper consideration of neighbors that will be impacted by this zoning change.

regards,

R. Craig Quilter  
509-630-7322  
5235 Malaga Alcoa Hwy.



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

06/10/2021

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

Sent Via Electronic Mail

Re: Chelan County--2021-S-2765--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 CPAs 1) From UR-3 to CD in the Mason Urban Growth Area; 2) From AC, RR10 and RR20 to RR5; 3) From RV and RR5 to RV; 4) From RR5 to RI; and 5) Integration of climate resilience strategies and climate change issues in the Comprehensive Plan.**

We received your submittal on 06/09/2021 and processed it with the Submittal ID 2021-S-2765. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 08/08/2021.

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](mailto:reviewteam@commerce.wa.gov), or call Scott Kuhta, (509) 795-6884.

Sincerely,

Review Team  
Growth Management Services

**CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
AFFIDAVIT OF POSTING**

STATE OF WASHINGTON       )  
  )  
  CPA 21-118  
  & ZC 21-119  
COUNTY OF CHELAN       )

Blake Baldwin, being first duly sworn, deposes and says:  
That at all times mentioned herein she/he was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That the general notice of land use action containing the permit #, applicant name and a description of the proposal for **Comprehensive Plan Map Amendment, CPA 21-118, and Zone Change, ZC 21-119**, was maintained on the subject property, in accordance with the records of property ownership of the Chelan County Assessor, in good conditions from May 13, 2021 (date of posting the project site by the Chelan County Department of Community Development), through May 27, 2021 (the end of the public comment period), and the affidavit returned to the Chelan County Department of Community Development on 10/6/2021.

Blake Baldwin  
Signature

10/6/2021  
Date

**ACKNOWLEDGEMENT**

This is to certify that on 6th day of October, 2021.

Blake Baldwin to me known to be the person(s), who executed the foregoing Affidavit of Posting and acknowledged to me that they signed the same as their free and voluntary act. WITNESS my hand and official seal the day and year last above written.

B. Chatriand  
Notary Public in and for the State of Washington,  
residing in Douglas Co.

My commission expires 11.1.2021



**CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
AFFIDAVIT OF MAILING**

**STATE OF WASHINGTON )**

**COUNTY OF CHELAN )**

**SS**

I, Wendy Lane, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on September 20, 2021, I personally mailed true and correct copies of the attached SEPA DETERMINATION OF NON-SIGNIFICANCE to the following parties:

**\*\*SEE ATTACHED EMAIL\*\***

Wendy Lane  
Signature

September 20, 2021  
Date

**ACKNOWLEDGEMENT**

This is to certify that on 20<sup>th</sup> day of September, 2021.

Wendy Lane to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Antonio Barragan  
Notary Public in and for the State of Washington,  
residing in Wenatchee, Chelan County

My commission expires 12/14/2024



## Wendy Lane

---

**From:** Wendy Lane  
**Sent:** Monday, September 20, 2021 2:26 PM  
**To:** 'hgardner@nwi.net'  
**Subject:** SEPA Determination regarding CPA 21-118 Chelan Co Rural Ind - Chelan County Dept. of Community Development  
**Attachments:** CPA 21-118 Chelan Co Rural Ind DNS.pdf

Greetings,

Please see the attached SEPA Determination of Non-significance regarding Chelan County Rural Industrial's application, File# CPA 21-118. No action is required of you regarding this determination; this is a notification of a decision that was made regarding the application.

If you have any questions pertaining to this application please feel free to contact Assistant , Alex White, at 509-667-6225 or [Alex.White@co.chelan.wa.us](mailto:Alex.White@co.chelan.wa.us)

Sincerely,

**Wendy Lane**

**Permit Clerk**

Community Development Department



316 Washington Street, Suite 301,  
Wenatchee, WA 98801  
Phone: (509) 667-6231 | Fax: (509) 667-6475  
[Wendy.Lane@co.chelan.wa.us](mailto:Wendy.Lane@co.chelan.wa.us)

***The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey:***

**[CLICK HERE TO TAKE THE SURVEY!](#)**

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## Wendy Lane

---

**From:** Wendy Lane  
**Sent:** Monday, September 20, 2021 2:18 PM  
**To:** Blake Baldwin; Peggy Fenhaus; Bob Plumb; Chris Young; EHSupport@cdhd.wa.gov; Cindy Grubb; Alicia.Hankins@chelanpud.org; 'Region2 Planning (DFW)'; dradcliffe@chelancountyfire.com; mwd@nwi.net; white.k@wenatcheeschools.org; 'SEPA (DAHP)'; enviroreview@yakama.com; 'Corrine Camuso'; Casey\_Barney@Yakama.com; 'Jessica Lally'; Noah\_Oliver@Yakama.com; guy.moura@colvilletribes.com; Julie Sanderson; jim@ccpd.com  
**Subject:** SEPA Determination regarding CPA 21-118 Chelan Co Rural Ind - Chelan County Dept. of Community Development  
**Attachments:** CPA 21-118 Chelan Co Rural Ind DNS.pdf

Greetings,

Please see the attached SEPA Determination of Non-significance regarding Chelan County Rural Industrial's application, File# CPA 21-118. No action is required of you regarding this determination; this is a notification of a decision that was made regarding the application.

If you have any questions pertaining to this application please feel free to contact Assistant , Alex White, at 509-667-6225 or [Alex.White@co.chelan.wa.us](mailto:Alex.White@co.chelan.wa.us)

Sincerely,

**Wendy Lane**

**Permit Clerk**

Community Development Department



316 Washington Street, Suite 301,  
Wenatchee, WA 98801

Phone: (509) 667-6231 | Fax: (509) 667-6475

[Wendy.Lane@co.chelan.wa.us](mailto:Wendy.Lane@co.chelan.wa.us)

***The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey:***  
**[CLICK HERE TO TAKE THE SURVEY!](#)**

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# SEPA Record Submittal

[My agency records](#)
[+ Add a SEPA record](#)
[i Help](#)
[My account](#)

## SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

[Edit](#)
[Delete](#)

### Agency information

Agency name:

Chelan County

Lead agency file number:

CPA 21-118, ZC 21-119

Contact name:

Alex White

Phone:

(509) 667-6225 Ext.6586

Email:

[Alex.White@co.chelan.wa.us](mailto:Alex.White@co.chelan.wa.us)

### Project location information

County:

CHELAN

Region:

Central

Address:

WA

Parcel number:

Coordinates (Lat, Long):

Section/Township/Range:

Other identifying location information:

County wide - Chelan County

### Project documentation

Proposal type:

Nonproject

Related SEPA numbers:

202102470

SEPA Number: 202102470

Applicant name:

Chelan County

Applicant contact information:

316 Washington Street, Suite 301  
Wenatchee, WA 98801

Document type:

ODNS

Document sub type:

Proposal name:

Comprehensive Plan Amendment

Proposal description:

A proposed Comprehensive Plan Map Amendment and Zone Change to change the land use and corresponding zoning designations for the two (2) subject properties from Rural Residential/Recreational 5 acres (RR5) to Rural Industrial (RI) for the purpose of

### Important dates

Issued date:

9/20/2021

There is no comment period

Published date:

### Attached files

File name

File

description

[CPA 21-118 Application Materials.pdf](#)

[CPA 21-118 Chelan Co Rural Ind DNS.pdf](#)

Files



enhancing and supporting economic  
development in the rural Malaga area.

Project website:

[https://co-chelan-  
wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome](https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome)

SEPA record creator:

SEPA record submitter:

Wendy Lane

[Ecology home](#) [Ecology's SEPA website](#) [SEPA Register public search](#)

[Version: 1.0.0.0](#) [Contact admin](#) [Privacy notice](#)

[Accessibility](#) Copyright © Washington State Department of Ecology



## 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)

**Project Description:** A proposed Comprehensive Plan Map Amendment and Zone Change to change the land use and corresponding zoning designations for the two (2) subject properties from Rural Residential/Recreational 5 acres (RR5) to Rural Industrial (RI) for the purpose of enhancing and supporting economic development in the rural Malaga area.

**File Number:** PL 21-118  
**Related Files:** PL 21-119  
**Parcel Number:** 22-21-35-100-072  
**Related Parcels:** 22-21-35-100-071  
**Site Address:** 400 DOUGLAS ST STE 201, WENATCHEE, WA 98801  
**Owner:** CURTIS DARLENE K  
5351 MALAGA ALCOA HWY, MALAGA, WA 98828  
**Agent:** CHELAN COUNTY  
COMMISSIONERS OFFICE, WENATCHEE, WA 98801

**Lead Agency:** Chelan County Department of Community Development

Based on the lead agency's review of the proposed Comprehensive Plan Amendment, it is determined that there would not be adverse impacts due to the change of land use and zoning designation as no development is proposed at this time.

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:** 9/20/2021

AFFP

## Affidavit of Publication

STATE OF WASHINGTON }  
COUNTY OF CHELAN } SS

The Wenatchee World is a legal newspaper published in the Chelan County, Washington, and approved as such by the Superior Court of said County and State. Serving the counties of Chelan, Douglas, Grant & Okanogan.

That said newspaper was regularly issued and circulated on those dates.

May 13, 2021

Subscribed to and sworn to me this 13th day of May 2021.



Chris Gerber, Notary Public, Chelan County, Washington

My commission expires: March 07, 2022

00002552 00103064 509-667-6475

CHELAN CO DEPT OF COMMUNITY DEVELOPMENT  
(CCDCD)  
316 WASHINGTON ST. #301  
WENATCHEE, WA 98801

### NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

Notice is hereby given that the Chelan County Department of Community Development has received and found the following land use application to be complete and ready for processing, public review and comment. It has further been determined that this proposal will likely not have a probable significant adverse impact on the environment. The Department expects to issue a Determination of Non-Significance (DNS) in accordance with the optional DNS process found in WAC 197.11.355. The proposal may include mitigation measures under applicable codes and public review process. Mitigation measures may be required regardless of whether an EIS is prepared, however possible mitigation measures are unknown at the issuance of this notice. A copy of the subsequent threshold determination for this proposal may be obtained upon request to this department. This may be the only opportunity to comment on the environmental impacts of this proposal.

**CPA 21-118 and ZC 21-119.** An application for a Comprehensive Plan Map Amendment and Zone Change to be processed concurrently was submitted to change the land use designations and corresponding zoning designations for the two (2) subject properties from Rural Residential/Recreational 5 acres (RR5) to Rural Industrial (RI) within Chelan County for the purpose of enhancing and supporting economic development in the rural Malaga area. Project Location: 5309 and 5351 Malaga Alcoa Hwy.; identified by Assessor's Parcel No(s): 22-21-35-100-071 and 22-21-35-100-072 respectively.

On May 13, 2021, this application was noticed to the public and no action will be taken on the project until the Agency comment period ends May 27, 2021. All reports and file of record are available at 316 Washington St., Suite 301 Wenatchee, WA 98801 for review. Public comments will be accepted at any time prior to the close of the public record on project permits. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, original signature, should be as specific as possible and may be mailed or personally delivered at the address listed above. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision and appeal the decision as provided by law.

CHRIS GERBER  
Notary Public  
State of Washington  
License Number 198647  
My Commission Expires  
March 07, 2022

## Wendy Lane

---

**From:** Wendy Lane  
**Sent:** Wednesday, May 12, 2021 10:23 AM  
**To:** Blake Baldwin  
**Cc:** Alex White  
**Subject:** Notice of Application for CPA 21-118 and ZC 21-119 Chelan County - Chelan County Dept. of Community Development  
**Attachments:** CPA 21-118 Chelan County NOA Optional.pdf; CPA 21-118 Chelan County NOA AoP.pdf

Greetings,

Please find the attached Notice of Application for a Comprehensive Plan Amendment and Zone Change regarding Chelan County Rural Industrial, File# CPA 21-118 and ZC 21-119. This notice should be posted on each subject property by May 13, 2021, or as soon as possible. Please place in a prominent position on site and maintain it for 14 days starting from the first day of posting. If you need a sign for posting, you may pick one up at our office. Also attached is the Affidavit of Posting that needs to be filled out with the appropriate information after the 14 days of comment period, signed before a notary and the original returned to this office. If your affidavit of posting is found not to be in the file, it may place a hold on the processing of the file.

If you have any questions pertaining to your application please contact the Chelan County Planner associated with this file, Alex White at 509-667-6225 or [Alex.White@co.chelan.wa.us](mailto:Alex.White@co.chelan.wa.us)

Sincerely,

**Wendy Lane**

Permit Clerk  
Community Development Department



316 Washington Street, Suite 301,  
Wenatchee, WA 98801  
Phone: (509) 667-6231 | Fax: (509) 667-6475  
[Wendy.Lane@co.chelan.wa.us](mailto:Wendy.Lane@co.chelan.wa.us)

**NOTICE OF PUBLIC DISCLOSURE:** This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

**CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
AFFIDAVIT OF MAILING**

STATE OF WASHINGTON     )  
                                      )  
COUNTY OF CHELAN     )     SS

Wendy Lane, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on May 13, 2021, I personally mailed true and correct copies of the hereto attached:

- ☐ Notice of Shoreline Application  
☒ Notice of Application  
☐ Other \_\_\_\_\_

to all property owners within 300 feet (excluding 60 feet of Street rights of way pursuant to Section 14.08.060 (1)(B), Chelan County Code) of the project boundary in accordance with the records of property ownership of the Chelan County Assessor and any other interested parties. A copy of the mailing list is attached to this affidavit.

Wendy Lane  
Signature

May 13, 2021  
Date

**ACKNOWLEDGEMENT**

This is to certify that on 13<sup>th</sup> day of May, 2021

Wendy Lane to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Breanne Hensley  
Notary Public in and for the State of Washington,  
residing in Douglas County

My commission expires 2/20/2025



Name	Address_1	Address_2	City	State	Countr	Zip Code	PARCEL
WHEELER RIDGE LLC	4597 STEMILT HILL RD		WENATCHEE	WA		98801	212017000000
TAMARACK SADDLE LLC	PO BOX 1668		WENATCHEE	WA		98807	212019000000
WA STATE DEPT FISH & WILDLIFE	REAL ESTATE SERVICES	PO BOX 43158	OLYMPIA	WA	USA	98504	212022000000
MADISON PRISCILLA & GREGORY PETERSON	11111 SANTA MONICA BLVD STE 100		LOS ANGELES	CA	US	90025	212008330020
HIBBARD ANSPACH JULIE	PO BOX 5623		WENATCHEE	WA	USA	98807-5625	212008330030
GIBSON DONALD D & KAREN F CO-TRUSTEES	407 ELVA WY		EAST WENATCHEE	WA	USA	98802-5417	212008330040
RICE TODD/KATRINA	5990 SQUILCHUCK RD		WENATCHEE	WA	USA	98801	212008330110
TY LEE LLC	901 NE 72ND ST		SEATTLE	WA	US	98115	212008330115
PEARSON BEVERLY A	5780 SQUILCHUCK RD #2		WENATCHEE	WA	USA	98801	212008330200
TRIPLE S ORCHARDS LLC	4862 STEMILT CREEK RD		WENATCHEE	WA	98801	212021100050	212021100050
SHIFLETT STEVEN L	4862 STEMILT CREEK RD		WENATCHEE	WA	98801	212021120050	212021120050
TRIPLE S ORCHARDS LLC	4862 STEMILT CREEK RD		WENATCHEE	WA	98801	212021200050	212021200050
WENATCHEE HEIGHTS RECLAMATION	330 BOHART ROAD		WENATCHEE	WA	USA	98801	212021210100
SHIFLETT STEVEN L	4862 STEMILT CREEK RD		WENATCHEE	WA	98801	212021210100	212021210100
WHEELER RIDGE LLC	4597 STEMILT HILL RD		WENATCHEE	WA	98801	212009430010	212009430020
WHEELER RIDGE LLC	4597 STEMILT HILL RD		WENATCHEE	WA	98801	212009240100	212009240100
WHEELER RIDGE LLC	4597 STEMILT HILL RD		WENATCHEE	WA	98801	212009310040	212009310040
WHEELER RIDGE LLC	4597 STEMILT HILL RD		WENATCHEE	WA	98801	212009310030	212009310030
WHEELER RIDGE LLC	4597 STEMILT HILL RD		WENATCHEE	WA	98801	212009130050	212009130050
WHEELER RIDGE LLC	4597 STEMILT HILL RD		WENATCHEE	WA	98801	212018110010	212018110010
WOLFE MICHAEL L	6120 SQUILCHUCK RD		WENATCHEE	WA	USA	98801	212018110060
BULLOCK JEFFERY M ETAL	6171 SQUILCHUCK RD		WENATCHEE	WA	USA	98801	212018110060
ALCOA WENATCHEE LLC	6200 MALAGA ALCOA HWY		MALAGA	WA	98828	222135310000	222135310000
HEDMAN PETE L & PENNY L	5260 SQUILCHUCK RD		WENATCHEE	WA	98801	212008340000	212008340000
BAINARD VICKI L TRUSTEE	C/O TIP TOP ORCHARDS	1265 PITCHER CA	WENATCHEE	WA	98801	212008400050	212008400050
FIRING RANGE ASSOCIATION	% D RINEHART	PO BOX 36	WENATCHEE	WA	US	98807	222135100050
PORT OF CHELAN COUNTY	1 CAMPBELL PKWY STE A		EAST WENATCHEE	WA	USA	98802	222135100060
KEMAH MANAGEMENT LLC	PO BOX 86		MALAGA	WA	98828	222135100070	222135100070
HEDMAN PETE L & PENNY L HEDMAN	5260 SQUILCHUCK RD		WENATCHEE	WA	98801	212008430000	212008430000
BAINARD VICKI L TRUSTEE	C/O TIP TOP ORCHARDS	1265 PITCHER CA	WENATCHEE	WA	98801	212008430100	212008430100
WHEELER RIDGE LLC	4597 STEMILT HILL RD		WENATCHEE	WA	98801	212009400000	212009400000
WA STATE DEPT FISH & WILDLIFE	REAL ESTATE SERVICES	PO BOX 43158	OLYMPIA	WA	USA	98504	212020000000
ROLFS MICHAEL & SARA	5898 SQUILCHUCK RD		WENATCHEE	WA	USA	98801	212007400050
CURTIS DARLENE K	5351 MALAGA ALCOA HWY		MALAGA	WA	98828	222135100072	222135100072
QUILTER JEFFREY & MELISSA	5251 MALAGA ALCOA HWY		MALAGA	WA	98828	222135120150	222135120150
SCHOENWALD MICHAEL R	PO BOX 96		MALAGA	WA	USA	98828-0096	222135120200
QUILTER R CRAIG	PO BOX 224		MALAGA	WA	USA	98828	222135130175
ALCOA WENATCHEE LLC	6200 MALAGA ALCOA HWY		MALAGA	WA	98828	222135100000	222135100000
TORRES CARLOS A	PO BOX 3069		WENATCHEE	WA	98807	222135100071	222135100071
WA STATE PARKS & REC COMM	PO BOX 1128		OLYMPIA	WA	USA	98504	212018400000
TRIPLE S ORCHARDS LLC	4862 STEMILT CREEK RD		WENATCHEE	WA	98801	212015230050	212015230050
SECTION 9 ORCHARD LLC	PO BOX 1765		WENATCHEE	WA	98807	212009140000	212009140000
WA STATE DEPT FISH & WILDLIFE	REAL ESTATE SERVICES	PO BOX 43158	OLYMPIA	WA	USA	98504	212016000000
KYLE MATHISON & AMIGOS LLC	4597 STEMILT HILL RD		WENATCHEE	WA	98801	212015220050	212015220050
KMO HOLDINGS LLC	4597 STEMILT HILL ROAD		WENATCHEE	WA	98801	212009440050	212009440050
WHEELER RIDGE LLC	4597 STEMILT HILL RD		WENATCHEE	WA	98801	212009310010	212009310010
WHEELER RIDGE LLC	4597 STEMILT HILL RD		WENATCHEE	WA	98801	212009340020	212009340020
WHEELER RIDGE LLC	4597 STEMILT HILL RD		WENATCHEE	WA	98801	212009340010	212009340010
SHIFLETT STEVEN L	4862 STEMILT CREEK RD		WENATCHEE	WA	USA	98801	212015300100
SHIFLETT SETH & MARY	6275 STEMILT LOOP RD		WENATCHEE	WA	98801	212015230000	212015230000
LOWES CHRISTOPHER R & TRACY R	PO BOX 3497		WENATCHEE	WA	US	98807	212009300125
SHIFLETT STEVE & JANE	4862 STEMILT CREEK RD		WENATCHEE	WA	98801	212015300050	212015300050
WA STATE DEPT NATURAL RESOURCE	C/O KYLE MATHISON	4597 STEMILT HI	WENATCHEE	WA	98801	212010000000	212010000000

# Order Invoice

PO Box 1511  
Wenatchee WA 98807-1511

Phone: 5096635161

URL: [www.wenatcheeworld.com](http://www.wenatcheeworld.com)

CHELAN CO DEPT OF COMMUNITY  
DEVELOPMENT (CCDCD)  
316 WASHINGTON ST. #301  
WENATCHEE, WA 98801

Acct #: 00002552  
Phone: (509) 667-6225  
Date: 05/11/2021  
Ad #: 00103064  
Salesperson: LEGL Ad Taker: 340

Class: 0001

Ad Notes:

Sort Line: CPA21-118/WLane

Description	Start	Stop	Ins.	Cost/Day	Amount
01 The Wenatchee World	05/13/2021	05/13/2021	1	97.05	97.05
02 Wenatchee World Online	05/13/2021	05/13/2021	1	0.00	0.00

## Ad Text:

NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

## Payment Reference:

Notice is hereby given that the Chelan County Department of Community Development has received and found the following land use application to be complete and ready for processing, public review and comment. It has further been determined that this proposal will likely not have a probable significant adverse impact on the environment. The Department expects to issue a Determination of Non-Significance (DNS) in accordance with the optional DNS process found in WAC 197.11.355. The proposal may include mitigation measures under applicable codes and public review process.

Total: 97.05  
Tax: 0.00  
Net: 97.05  
Prepaid: 0.00

**Total Due 97.05**

ce is hereby given that the Chelan County Department of Community Development has received and found the existing land use application to be complete and ready for processing, public review and comment. It has further been determined that this proposal will likely not have a probable significant adverse impact on the environment. The Department expects to issue a Determination of Non-significance (DNS) in accordance with the optional DNS process found in WAC 197.11.355. The proposal may include mitigation measures under applicable codes and public review process. Mitigation measures may be required regardless of whether an EIS is prepared, however possible mitigation measures are unknown at the issuance of this decision. A copy of the subsequent threshold determination for this proposal may be obtained upon request to this Department. This may be the only opportunity to comment on the environmental impacts of this proposal.

21-118 and ZC 21-119: An application for a Comprehensive Plan Map Amendment and Zone Change to be processed concurrently was submitted to change the land use designations and corresponding zoning designations for the two (2) subject properties from Rural Residential/Recreational 5 acres (RR5) to Rural Industrial within Chelan County for the purpose of enhancing and supporting economic development in the rural Malaga area. Subject Location: 5309 and 5351 Malaga Alcoa Hwy.; identified by Assessor's Parcel No(s): 22-21-35-100-071 and 22-21-35-100-072 respectively.

May 13, 2021, this application was noticed to the public and no action will be taken on the project until the Agency comment period ends May 27, 2021.

Reports and file of record are available at 316 Washington St., Suite 301 Wenatchee, WA 98801 for review. Public comments will be accepted at any time prior to the close of the public record on project permits. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, contact address, original signature, should be as specific as possible and may be mailed or personally delivered at the address listed above. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision and appeal the decision as provided by law.





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

**NOTICE OF APPLICATION & ENVIRONMENTAL REVIEW**

**Project File No.:** CPA 21-118 and ZC 21-119  
**Project Location:** 5309 and 5351 Malaga Alcoa Hwy.; identified by Assessor's Parcel No(s): 22-21-35-100-071 and 22-21-35-100-072 respectively.  
**Agent/Owner:** Blake Baldwin / Chelan County  
**Application Date:** March 1, 2021  
**Determination of Complete:** May 11, 2021  
**Notice of Application Date:** May 13, 2021

**Proposed Project Description:** An application for a Comprehensive Plan Map Amendment and Zone Change to be processed concurrently was submitted to change the land use designations and corresponding zoning designations for the two (2) subject properties from Rural Residential/Recreational 5 acres (RR5) to Rural Industrial (RI) within Chelan County for the purpose of enhancing and supporting economic development in the rural Malaga area.

**Existing Environmental Documents:** State Environmental Policy Act (SEPA) Checklist

**SEPA Review:** Chelan 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.

**Permits Required:** None known.

**Public Review and Comment Period:** PUBLIC COMMENT ON THIS PROPOSAL IS ENCOURAGED and no action will be taken on the project until the Agency comment period ends on **May 27, 2021**. Agencies, tribes, and the public are encouraged to review and comment on the proposed project. Public comments will be accepted at any time prior to the close of the public record on project permits. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, original signature, and should be as specific as possible. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision and appeal the decision as provided by law. Written comments must be submitted to the Department of Community Development, 316 Washington St., Suite 301 Wenatchee, WA 98801; Attention: Alex White or email alex.white@co.chelan.wa.us for additional information or to review application materials.

*In an effort to protect the safety of both our customers and employees and pursuant to the Governor's order issued on Monday, March 23rd, 2021, our office is to remain closed to the public until further notice. The complete case file on this matter is available for digital review at the following link:*

<https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome>.



# CHELAN COUNTY

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

## DETERMINATION OF APPLICATION STATUS

Pursuant to Title 14, Development Permit Procedures & Administration Section 14.08.030, Determination of Completeness, Chelan County Board of County Commissioners Resolution No. 2004-16, as amended.

**Project Description:** Concurrent Comprehensive Plan Map Amendment and Zone Change from RR5 to RI for 2 adjoining parcels within Chelan County to enhance and support economic development in the rural Malaga area.

**File Number:** CPA 21-118 and ZC 21-119

**Parcel Addresses:** 5309, and 5351 Malaga Alcoa Hwy., Wenatchee, WA 98801

**Parcel Zoning:** RR5

**Applicant/Owner:** Chelan County

**Mailing Address:** 400 Douglas Street, Suite #201, Wenatchee, WA 98801

**Primary Contact:** Blake Baldwin / Chelan County  
400 Douglas Street, Suite #201, Wenatchee, WA 98801

**Date Submitted:** March 1, 2021

**Date Completed:** May 11, 2021

Upon Initial Review, The Above Referenced Application is Found To Be: **COMPLETE**

The required components of an application are present and are judged by the review authority to be technically accurate and contain sufficient information necessary to allow the processing of the application(s). All submittal fees have been paid.

Your application has been determined to be complete as of the date of this letter. Pursuant to Chelan County Code Section 14.08.030(5), a Determination of Completeness shall not preclude the department from requesting additional information or studies if the need for more information becomes apparent during processing of the proposed development.

**Review Authority:** Alex white  
Chelan County Department of Community Development  
316 Washington St., Suite 301, Wenatchee, WA 98801  
Email: alex.white@co.chelan.wa.us  
Phone: 509-667-6586 Fax: 509-667-6475

Sincerely,

Alex White

5/11/2021



File(s) No. \_\_\_\_\_

**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):** \_\_\_\_\_ **Lot Size:** \_\_\_\_\_ (Acres)  
**Parcel Address:** \_\_\_\_\_ **City/Zip Code:** \_\_\_\_\_  
**Property Owner(s):** \_\_\_\_\_ **Zoning:** \_\_\_\_\_  
**Mailing Address:** \_\_\_\_\_  
**City/State/Zip Code:** \_\_\_\_\_  
**Phone:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Applicant/Agent** (if different than owner): \_\_\_\_\_  
**Company and Mailing Address:** \_\_\_\_\_  
**City/State/Zip:** \_\_\_\_\_ **Phone:** \_\_\_\_\_  
**E-mail:** \_\_\_\_\_

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 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):

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☐ 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:

- \_\_\_\_\_ **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.
- \_\_\_\_\_ **B.** Within an aquifer recharge area mapped and identified by a qualified ground water scientist;
- \_\_\_\_\_ **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;
- \_\_\_\_\_ **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;
- \_\_\_\_\_ **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);**
- \_\_\_\_\_ **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;
- \_\_\_\_\_ **I.** The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds 4,000 square feet;
- \_\_\_\_\_ **J.** The proposed use is as a commercial feedlot;
- \_\_\_\_\_ **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; CIA, CIB, CIC, CID, CIE, 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 there **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.

BB

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.

BB

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.

BB

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.

BB

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)

- |       |       |   |
|-------|-------|---|
| _____ | _____ | 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.  |
| _____ | _____ | 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.  |
| _____ | _____ | 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.   |
| _____ | _____ | 4. Additional permit applications and approvals may be necessary to conduct specific activities.  |
| _____ | _____ | 5. Application fees are non-refundable, except when approved by the Board.  |
| _____ | _____ | 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. |




- \_\_\_\_\_ 7. Chelan County is hereby given consent to enter the property(ies) listed above.
- \_\_\_\_\_ 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.
- \_\_\_\_\_ 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.
- \_\_\_\_\_ 10. I certify that this application has been made with the consent of the lawful property owner(s).
- \_\_\_\_\_ 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.
- \_\_\_\_\_ 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:  \_\_\_\_\_ Place: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Owner/Applicant/Agent Signature: \_\_\_\_\_ Place: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Parcel Number: 222135100071

Lot Size: 10 Acres

Parcel Address: 5309 MALAGA ALCOA HWY

City/Zip Code: MALAGA 98828

Property Owner(s): TORRES CARLOS A

Mailing Address: PO BOX 3069 WENATCHEE, WA 98807

Zoning: RR5

City/State/Zip Code: MALAGA /WA/98828

Parcel Number: 222135100072

Lot Size: 20 Acres

Parcel Address: 5351 MALAGA ALCOA HWY

City/Zip Code: MALAGA 98828

Property Owner(s): CURTIS DARLENE K

Mailing Address: 531 MALAGA ALCOA HWY, MALAGA, WA 98828

Zoning: RR5

City/State/Zip Code: MALAGA/WA/98828

14.14.060 Amendment review criteria for comprehensive plan maps, urban growth area and county-adopted city plans.

(1) General Review Criteria. Proposed amendments to the Chelan County comprehensive plan maps and county-adopted city comprehensive plan maps as these plans relate to the unincorporated portions of each city's urban growth area (UGA) must meet the following criteria:

- A. The proposal is consistent with the goals of the Growth Management Act (Chapter 36.70A RCW), and any applicable county-wide planning policies; and

The proposal will enhance economic development and potentially improve public transportation to Malaga, in turn reducing carbon emissions and traffic. Additionally, the proposal will increase the available inventory of parcels zoned for economic development-related projects which will create jobs and county revenues.

- B. The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies; and

The proposal will support the goals and policies of the economic development element of the Chelan County Comprehensive Plan. In particular, this will be supported by:

-Attracting businesses and industries that complement and build upon existing business and industry

-Incentivizing development that creates local re-investment funds and provides jobs in the local community

-Maintaining the County's rural economic base by permitting limited development in rural areas of industrial and natural resource land uses that are not suitable for urban areas, provided critical areas and surrounding land uses are protected.

- C. The amendment complies with comprehensive plan land use designation/siting criteria; and

The proposal complies with comprehensive plan land use designation/siting criteria in several ways, including the subject parcels' geographical and geological characteristics, proximity to sites with agricultural uses (adjacent to the west), and access to rural governmental services and planned infrastructure. Additionally, the subject site is adjacent to Rural Industrial land uses to both the north and east.

- D. The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended; and

There will be no change to the Capital Facility Element or Transportation Element.

- E. The amendment does not adversely affect the surrounding land uses; and

The proposal will not adversely affect surrounding land uses, most of which are zoned RI or AC.

- F. 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

The proposal does not adversely affect lands designated as resource lands of long-term commercial significance or designed critical area in ways that cannot be mitigated.

- G. The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan; and

The proposal would not affect projected growth.

- H. The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

The proposal serves the interests of both the applicant and general public.

## **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 decisionmaking 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 : [\[help\]](#)***

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: [\[help\]](#)

N/A

Reviewed by  
Alex White  
Planner II  
5/13/21

2. Name of applicant: [\[help\]](#)

Chelan County

3. Address and phone number of applicant and contact person: [\[help\]](#) 400 Douglas St. Suite #201, Wenatchee, WA 98801; 509-699-3111; Blake Baldwin

4. Date checklist prepared: [\[help\]](#) 3/16/2021

5. Agency requesting checklist: [\[help\]](#) Chelan County

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#) Zoning change by end of year 2021

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#) None known

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#) None known

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. [\[help\]](#)  
No

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Comprehensive Plan Map Amendment (Chelan County); Zone change (Chelan County)

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.) [\[help\]](#)  
*These are being processed concurrently using same application materials*

This is a Chelan County-sponsored request to change the subject parcels from RR5, ~~RR5~~ to RI land use and zoning to support economic development in Malaga.

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. [\[help\]](#)

The location of the proposal is just west of the former Alcoa site in east Malaga. The subject parcel numbers are:  
222135100072;  
222135100071;

~~222135100050;~~  
~~222135100070;~~  
~~222135130175;~~  
~~222135120200;~~  
~~222135120150;~~  
~~222135240050;~~  
~~222135240000;~~  
~~222135240100;~~  
~~222135210150;~~



These parcels were removed  
from application

## **B. Environmental Elements** [\[help\]](#)

### **1. Earth** [\[help\]](#)

#### **a. General description of the site:** [\[help\]](#)

( circle one): Flat rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

\*The back portion of each parcel are steep cliffs/bluffs creating a natural barrier between this cluster of parcels and the adjacent parcels to the south.

#### **b. What is the steepest slope on the site (approximate percent slope)?** [\[help\]](#)

The back portion of the site has a steep grade/cliff at an approximate 100 degree angle.

#### **c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.** [\[help\]](#)

Gravelly fine sandy loam, grassland.

#### **d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.** [\[help\]](#)

Potential erosion soils and landslide hazards in area.

#### **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.** [\[help\]](#)

No filling or grading is proposed.

#### **f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.** [\[help\]](#)

No clearing or construction is proposed.

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

There would be no new impervious surfaces as a result of land use change.

#### **h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:** [\[help\]](#)

None proposed.

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

There would be no new emissions to the air.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

None proposed

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

- a. Surface Water:

- 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. [\[help\]](#)

No

- 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. [\[help\]](#)

No

- 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. [\[help\]](#)

None proposed

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No

- 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. [\[help\]](#)

No



b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 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. [\[help\]](#)

None proposed

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

N/A

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

None proposed

4. **Plants** [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

\_\_\_\_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? [\[help\]](#)

None proposed

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None ~~proposed~~ per WDFW PHS mapping

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

None proposed

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None ~~proposed~~ known

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

Examples include:

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

Eagle, hawk, heron, songbirds, deer, elk, salmon, trout

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

Eagle WDFW PHS mapping shows golden eagles to be present in the area

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

No

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

~~None proposed~~

e. List any invasive animal species known to be on or near the site. [\[help\]](#)

~~None proposed~~ Known

## 6. Energy and Natural Resources [\[help\]](#)

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

~~None proposed~~

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

~~None proposed~~ Adjacent properties would not be affected

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: [\[help\]](#)

~~None proposed~~

## 7. Environmental Health [\[help\]](#)

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. [\[help\]](#)

1) Describe any known or possible contamination at the site from present or past uses.

[\[help\]](#)

~~None proposed~~

The properties are not shown to be historic orchards per Ecology Dist Alert mapping

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

b. ~~None proposed~~ Known

1) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

N/A

- 2) Describe special emergency services that might be required. [\[help\]](#)

None

- 3) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

None proposed

c. **Noise** [\[help\]](#)

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

N/A

- 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. [\[help\]](#)

Malaga Alcoa Hwy, agricultural operations and railroad in vicinity

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

None proposed

**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. [\[help\]](#)

Agriculture; residential. No, proposal will not affect current land uses on nearby or adjacent properties.

Industrial to north across highway, and also to the east of the properties as well.

- 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? [\[help\]](#)

Farmland. This proposal will not change use in the short term.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No

- c. Describe any structures on the site. [\[help\]](#)

Single family homes; outbuildings; wells

- d. Will any structures be demolished? If so, what? [\[help\]](#)

No

e. What is the current zoning classification of the site? [\[help\]](#)

RR5, ~~RR20~~

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

RR5, ~~RR20~~

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

erosive soils, landslide hazard.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

N/A

j. Approximately how many people would the completed project displace? [\[help\]](#)

None

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None proposed

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

Application for a comprehensive plan map amendment and zone change.

The proposal would be consistent with existing & proposed land uses

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

None proposed

## 9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None

## 10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

N/A . The maximum height of structures within the Rural Industrial zoning is sixty (60) feet

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None

b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

N/A

## 11. Light and Glare [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

N/A

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

N/A

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

N/A

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

None proposed

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

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

N/A

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None proposed

### **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. [\[help\]](#)

No

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. [\[help\]](#)

No

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. [\[help\]](#)

The tribes and DAHP will be notified during county public notice period.

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. [\[help\]](#)

None proposed

### **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. [\[help\]](#)

The site is accessed from Malaga Alcoa Hwy

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? [\[help\]](#)

No

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

N/A

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

No

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

No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

N/A

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

No

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None proposed

## **15. Public Services** [\[help\]](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

No

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)



None proposed

**16. Utilities** [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#) 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. [\[help\]](#)
- None proposed

**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: 

Name of signee: Blake Baldwin

Position and Agency/Organization: Director of Economic Development, Chelan County

Date Submitted: 3/16/2021

**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?

The proposal could lead an increase in emissions to air; production, storage, or release of toxic or hazardous substances; production of noise. The proposal would not cause an increase in discharge to water. The proposal is

to change the subject parcels from RR5 to RI, so all eligible activities under RI zoning in Chelan County code could potentially occur.

Proposed measures to avoid or reduce such increases are:

All proposed development would need to comply with local, state, and federal laws.

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

N/A

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

The proposal itself does not directly affect plants, animals, fish, or marine life; however, the development that could occur under RI zoning could potentially affect animals and plants (orchard land) in the subject parcels.

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

The proposal would likely not deplete energy or natural resources.

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

N/A

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?

The proposal would not affect the above.

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

N/A

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 proposal is not along a shoreline.

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

N/A

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

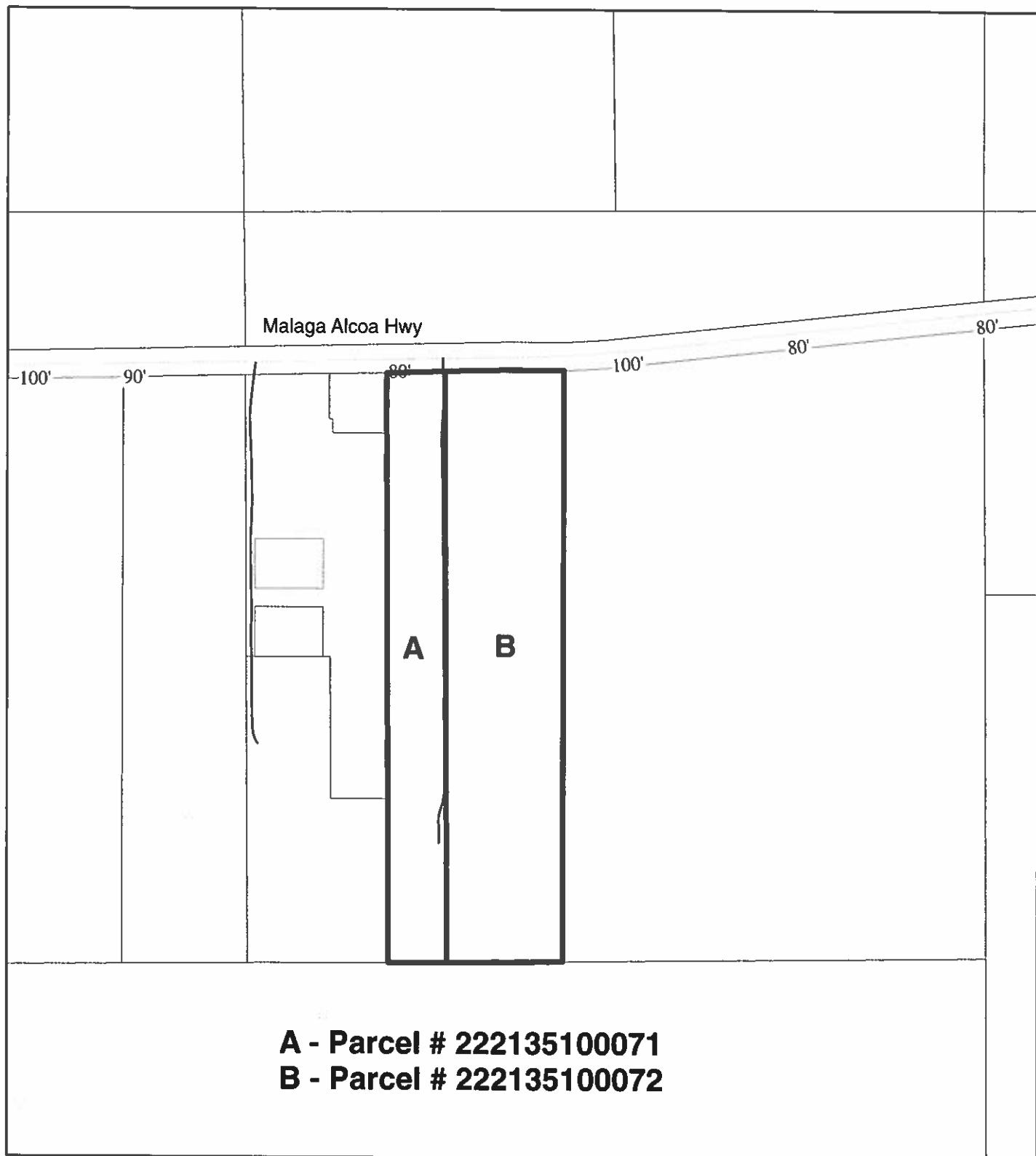
The development allowed under RI could lead to an increased need in transportation, public services, and utilities in the area, which would be a benefit to the surrounding residents and occupants.

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

Grant funding and other public funding could be used to expand these services to incentivize economic development in the area.

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

The proposal does not conflict with local, state, or federal laws or requirements for the protection of the environment.



Vicinity Map

May 11, 2021

CPA 21-118 / ZC 21-119

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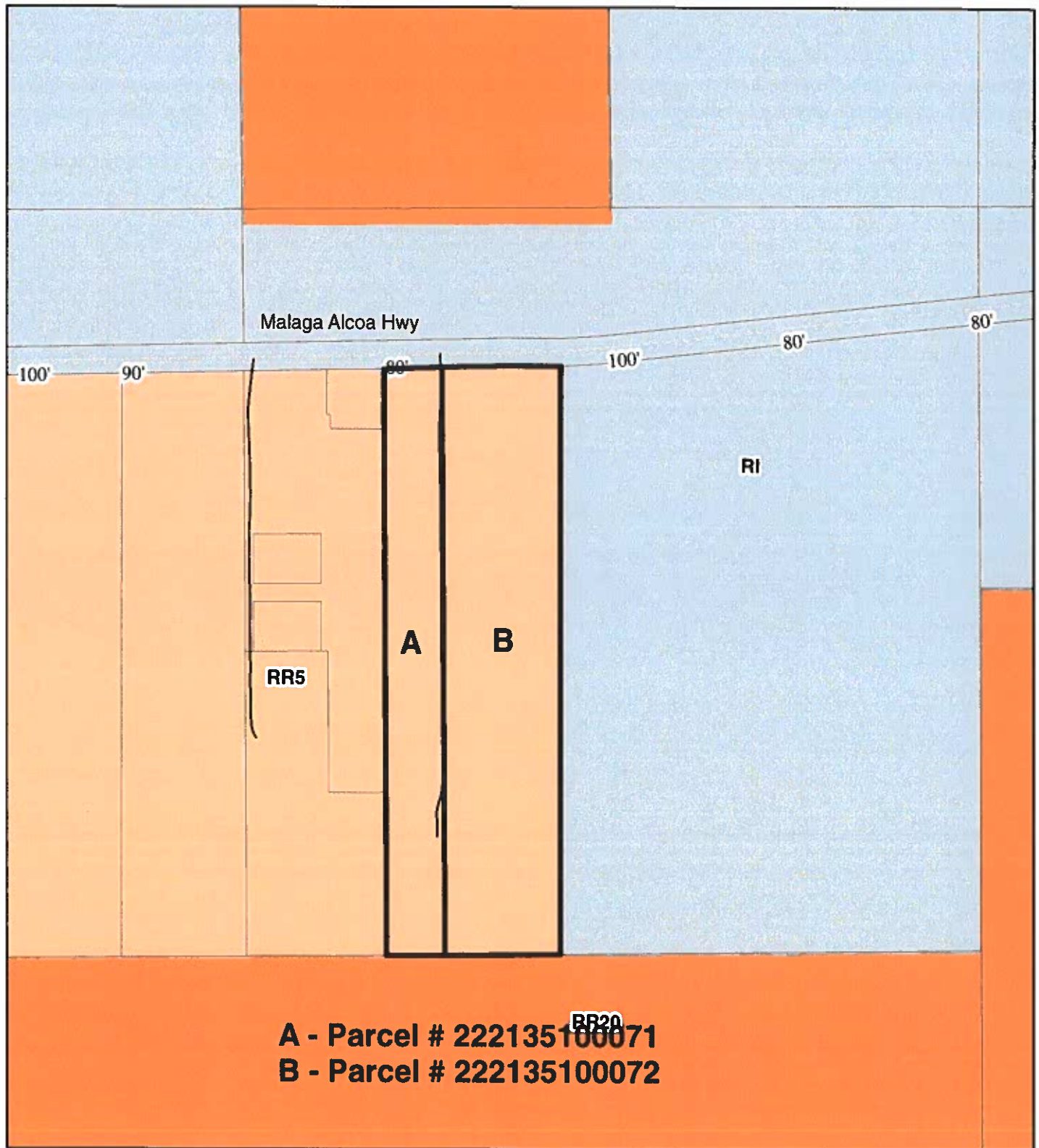


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### Zoning

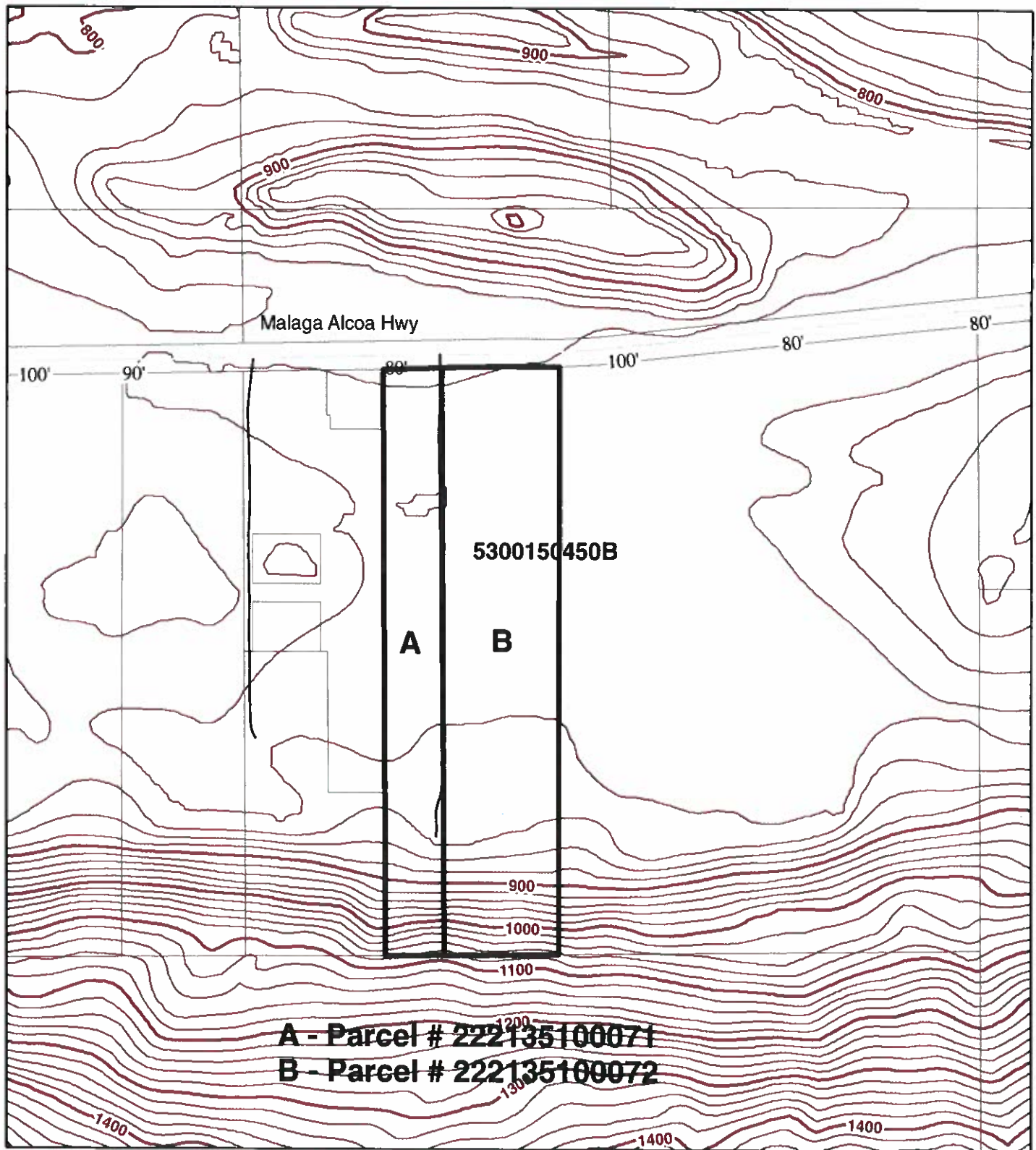
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# FEMA Floodplains WDFW Habitat Wetlands

May 11, 2021

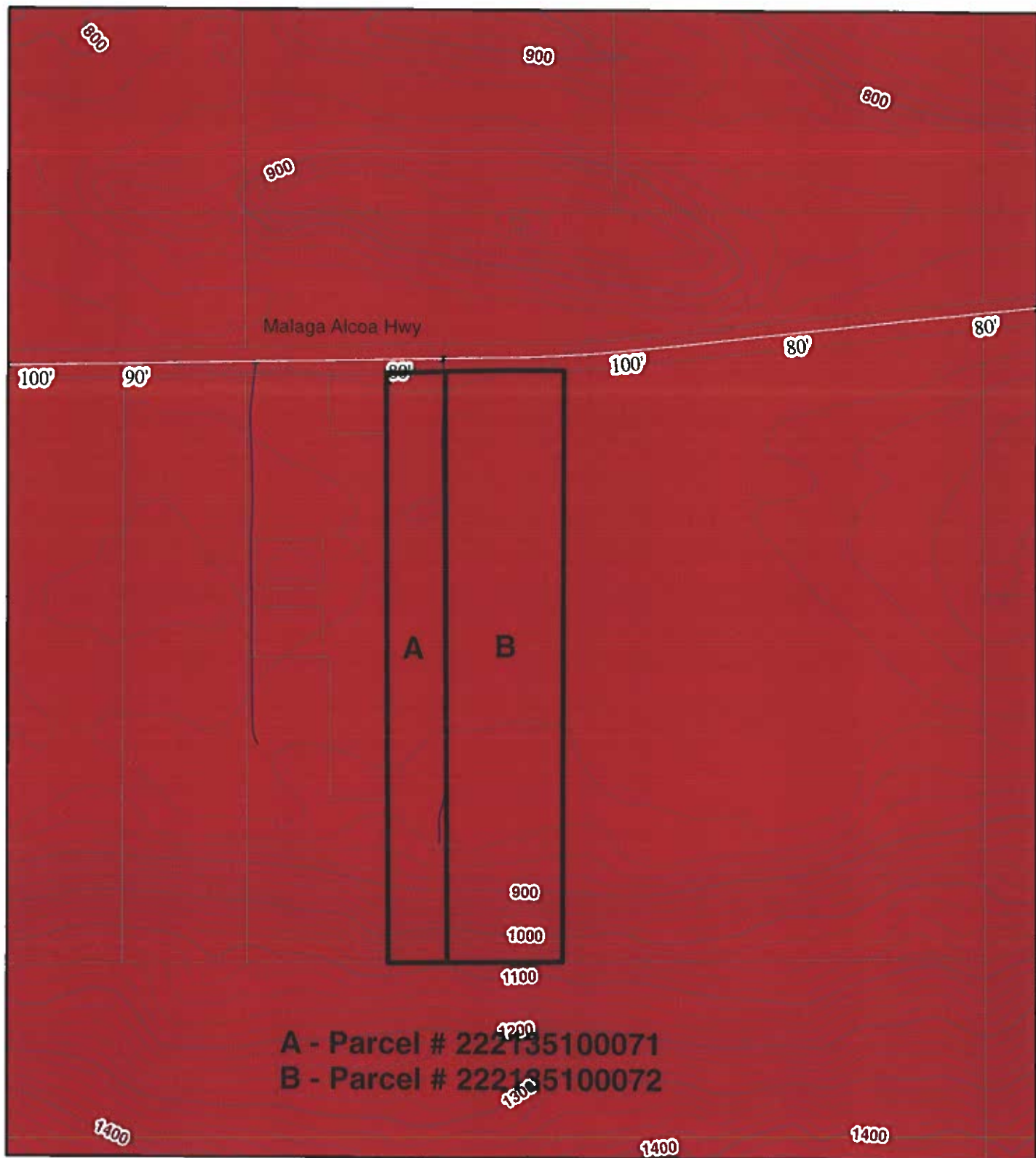
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## Geological Hazards

May 11, 2021

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