



## Chelan County Planning Commission

Chair: Doug England

Vice Chair: Vicki Malloy

Commissioners District 1: Vicki Malloy, Ryan Kelso, James Wiggs  
Commissioners District 2: Cherié Warren, Ed Martinez, Joel Walinski  
Commissioners District 3: David Donovanick, Jesse Redell, Doug England

### Meeting Agenda

Wednesday, February 23, 2022 at 6:00 P.M.  
Chelan County Community Development

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

#### Join Zoom Meeting

<https://us02web.zoom.us/j/83207947074?pwd=WVlnVzZTbW0yc0hGN2N4Qkc4cGRzdz09>

Meeting ID: 832 0794 7074

Passcode: 725216

#### Call Meeting to Order

##### I. Administrative

A. Review/Approval of Minutes from January 26, 2022

##### II. Public Comment Period

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

##### III. Old Business

A. Public Hearing ZTA 21-587 SMP Appendix B: Critical Areas – consider continuance to April 27, 2022 hearing.

##### IV. New Business

A. Public Hearing CPA 22-027 CIP Text Amendment

##### V. Discussion, at the Chair's discretion

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

Materials available on the Community Development website

Any person may join this meeting via Zoom Video conference, of which the link is provided on the Chelan County Website. A Copy of the Agenda may be reviewed online <https://www.co.chelan.wa.us/community-development/pages/planning-commission> or

requesting it by email at [CD.Director@co.chelan.wa.us](mailto:CD.Director@co.chelan.wa.us)

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

**Next Regular Meeting**  
**March 23, 2022 at 6:00 pm via Zoom**

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



# CHELAN COUNTY PLANNING COMMISSION MINUTES

Chelan County Planning Commission  
Chelan County Community Development VIA ZOOM

Date: January 26, 2022

Called to Order: 6:00 PM  
316 Washington St., Suite 301  
Wenatchee, WA 98801

## CALL TO ORDER

Meeting was called to order at 6:00 pm

## COMMISSIONER PRESENT/ABSENT

<b>Doug England</b>	Present	<b>Ed Martinez</b>	Present
<b>Vicki Malloy</b>	Present	<b>Jesse Redell</b>	Present
<b>Ryan Kelso</b>	Present	<b>Cherié Warren</b>	Present
<b>James Wiggs</b>	Present	<b>David Donovanick</b>	Present
<b>Joel Walinski</b>	Present		

## STAFF PRESENT

**Catherine Lorbeer, Assistant Director**  
**Jamie Strother, Senior Planner**  
**Alex White, Planner II**  
**Wendy Lane, Permit Clerk**

## PUBLIC PRESENT

ZOOM MEETING – 17 PARTICIPANTS INCLUDING STAFF AND PC MEMBERS

Vice Chair Vicki Malloy opened the floor for nominations for the position of Chair for the year. Commissioner Ed Martinez nominated Commissioner Doug England. Vice Chair Vicki Malloy seconded the nomination.

Vote – unanimous

Chairman Doug England opened the floor for nominations for the position of Vice Chair for the year. Commissioner Joel Walinski nominated Vice Chair Vicki Malloy.

Vote – unanimous

## MINUTES

Chairman Doug England asked the Planning Commission if they had read the minutes from the November 17, 2021, meeting.

**MOTION:**

Motion made by Commissioner Joel Walinski, seconded by Commissioner Jesse Redell, to approve the November 17, 2021, minutes.

Vote – unanimous

Motion carries.

**PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA**

Carl Blum asked for an opportunity to speak to the Commissioners for a few moments at the end of the meeting.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**Public Hearing PBRs 21-062 White**

Planner II Alex White presented the application. Staff recommends approval.

Commissioner Ryan Kelso recused himself from this application as he knows the applicants.

Questions and comments from the Commissioners were addressed by Planners Jamie Strother and Alex White.

Chairman Doug England opened the hearing for public comment. There were none.

The applicants, Greg and Cheryl White, explained the use of the outbuildings on the property.

Chairman Doug England closed the public portion of the hearing.

**MOTION:**

Motion made by Commissioner Vicki Malloy, seconded by Commissioner David Donovanick, to approve Public Benefit Rating System, PBRs 21-062, to be approved as open space classification for the 8.48 acres of land owned by Greg and Cheryl White.

Vote – in favor: Commissioners Malloy, Donovanick, England, Walinski, Wiggs, Redell, Warren  
opposed: Commissioner Martinez  
recused: Commissioner Kelso

Motion carries.

**Public Hearing ZTA 21-587 SMP Appendix B: Critical Areas**

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

Questions and comments were addressed from the Commissioners by Assistant Director Catherine Lorbeer, Senior Planner Jamie Strother, and Planner II Alex White.

Chairman Doug England opened the hearing for public comment.

Karen Merritt, 16518 South Lakeshore Road, Chelan, would like more review on the matter before a decision is made.

Chairman Doug England closed the hearing for public comment.

There was discussion among the Commissioners concerning the application.

**MOTION:**

Motion made by Commissioner Ed Martinez, seconded by Commissioner Cherié Warren, to approve as recommended by staff.

There was a discussion among the Commissioners concerning the public and agency comment period still being active.

Vote – in favor: Commissioners Martinez and Warren  
oppose: Commissioners Kelso, Malloy, Redell, Walinski, Donovanick, and Wiggs.

Motion fails

**MOTION:**

Motion made by Commissioner Joel Walinski, seconded by Commissioner Vicki Malloy, to continue this application until the February 23, 2022 Planning Commission meeting.

Vote – unanimous

Motion carries.

**Proposed Planning Commission schedule for 2022**

Discussion among the Commissioners about the dates proposed for the Planning Commission meetings. It was agreed upon that the date put forth in December would be moved forward one week to December 14, 2022, to allow more time around the holidays.

**DISCUSSION, at the CHAIR'S DISCRETION:**

Assistant Director Catherine Lorbeer explained to the Commissioners that, in the future, PC Packets will need to be downloaded from the County Website, in an effort to streamline the process and insure that

everyone gets the information at the same time.

Vice Chair Vicki Malloy wanted to acknowledge Director Jim Brown and all of the work that was done, under his direction, to create a functioning Community Development department. Through his hard work and ability, the department was able to contend with very difficult decision-making. Commissioner Martinez also echoed the praises of Director Brown and his achievements.

Vice Chair Vicki Malloy also recognized former Commissioners Jim Newberry and Carl Blum, for all of their hard work and dedication to Chelan County.

Carl Blum spoke and thanked everyone he worked with on the Planning Commission for their support and appreciation. In going forward, he cautioned to be aware of outside forces with land use in our county. He also urged the Commissioners to read Mr. Jim Brown's resignation letter where he clearly states some of the problems that we are going to face.

### **ADJOURNMENT**

**Meeting Adjourned at 7:27 pm.**

Next Planning Commission Meeting to be held on February 23, 2022, at 6:00 pm, – a Zoom meeting.

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



# CHELAN COUNTY

## DEPARTMENT OF COMMUNITY DEVELOPMENT

### 2022 Comprehensive Plan Text Amendment Staff Report

**TO:** Chelan County Planning Commission  
**FROM:** Chelan County Community Development  
**HEARING DATE:** February 23, 2022  
**FILE NUMBER:** CPA 22-027, Capital Improvement Plan (CIP) Text Amend

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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. Staff recommends:

- A. Move to recommend **approval** of the Comprehensive Plan Amendment to update the Six Year Capital Improvement Plan (CIP) for years 2022-2027, given file number CPA 22-027, based upon the findings of fact and conclusions of law contained within the February 23, 2022 staff report.

#### GENERAL INFORMATION

<b>Planning Commission Notice of Hearing Published</b>	February 10, 2022
<b>Planning Commission Hearing on</b>	February 23, 2022
<b>60-day State agency review</b>	Received January 24, 2022 with comment period ending March 25, 2022

#### SEPA Environmental Review

Pursuant to WAC 197-11 and RCW 43.21C of the State Environmental Policy Act (SEPA), environmental review and a threshold determination was completed, and a Determination of Non-Significance (DNS) was issued on February 7, 2022 under WAC 197-11-340.

#### PROJECT DESCRIPTION – CPA 22-027 – CIP TEXT AMENDMENT

**Proposal:** Chelan County has initiated a Comprehensive Plan text amendment to the Capital Facilities Element to update the Six Year Capital Improvement Plan (CIP) for years 2022-2027. The CIP describes public capital expenditures, including the sources of funding for these items. The goal of the CIP is to ensure that all capital improvement expenses have adequate funding.

The proposed text amendments address changes in timing and cost for projects. The County's Administrator, Cathy Mulhall, has reviewed the projects and determined that project costs can be covered through various funding sources noted on the CIP spreadsheet. Specifically, 2021 projects were moved into future years when they were either not completed or were determined not to be a priority. Completed projects have been removed. Updates to the Cashmere Dryden Airport Layout Plan to comply with WSDOT and FAA funding and regulations precipitated changes to the CIP as well.

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

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

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

## **COMPREHENSIVE PLAN**

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

The following Comprehensive Plan policies are relevant to the proposed request for CPA 22-027:

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

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

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

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

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

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

## **REVIEW CRITERIA**

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

## FINDINGS OF FACT

1. Chelan County adopted Title 14, Development Permit Procedures and Administration outlining provisions relating to the amendment of the Comprehensive Plan consistent with RCW 36.70A. The County followed the procedures required for amendment of the Comprehensive Plan.
2. Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and Chelan County Code outline provisions relating to the adoption and amendments to the Comprehensive Plan. The County used the applicable guidelines and regulatory review criteria for each amendment.
3. RCW 36.70A.210 requires that the Comprehensive Plan be consistent with the provisions of the adopted County-Wide Planning Policies.
4. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11 SEPA Rules have been satisfied. The County, as lead agency, completed a SEPA checklist and issued a Determination of Non-Significance (DNS) on February 7, 2022. The SEPA Checklist and DNS are included within the file of record and adopted by reference.
5. The required State agency review with the Department of Commerce (COM) and other State agencies initiated on January 24, 2022, submittal ID #2022-S-3621 (Attachment 1), pursuant to RCW 36.70A.106.
6. A request for a Comprehensive Plan Text Amendment was submitted by Chelan County to consider the update of the Six Year Capital Improvement Plan (CIP) for years 2022-2027. The CIP describes public capital expenditures, including the sources of funding for these items.
  - a. As recommended by staff, the proposed changes are consistent with the Chelan County Comprehensive Plan as outlined in this staff report.

## CONCLUSIONS OF LAW

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

## STAFF RECOMMENDATION

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

- B. Move to recommend **approval** of the Comprehensive Plan Amendment to update the Six Year Capital Improvement Plan (CIP) for years 2022-2027, given file number CPA 22-027, based upon the findings of fact and conclusions of law contained within the February 23, 2022 staff report.

## ATTACHMENTS

1. 60-day Review Acknowledgment Letter from WA Dept. of Commerce
2. File of Record for CPA 22-027



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)

01/24/2022

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

Sent Via Electronic Mail

Re: Chelan County--2022-S-3621--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 text amendment (CPA 22-027) to the Comprehensive Plan Capital Facilities Element to update the Six Year Capital Improvement Plan for years 2022-2027. This plan describes public capital expenditures, including the sources of funding for these items.**

We received your submittal on 01/24/2022 and processed it with the Submittal ID 2022-S-3621. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 03/25/2022.

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**  
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801  
TELEPHONE: (509) 667-6225

**GENERAL LAND USE APPLICATION FORM**

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

Applicant/Agent (if different than owner): Cathy Mulhall, County Administrator  
Company and Mailing Address: Chelan County Commissioners, 400 Douglas St. Suit 201  
City/State/Zip: Wenatchee WA 98801 Phone: 509-667-6216  
E-mail: cathy.mulhall@co.chelan.wa.us  
For multiple owners, applicants, or agents, provide additional sheets.

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

**Application For:** (Check all that apply)

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

**APPLICABILITY SECTION**

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

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

The following attachments are required for a complete application:

- Copy of Deed or Proof of Ownership
- Supplemental Forms, if applicable
- Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
- All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
- 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.

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

**GENERAL INFORMATION**

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

Annual CIP update to Comp Plan

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?  
\_\_\_\_\_



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

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

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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:

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### 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:

- N/A 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.
- N/A B. Within an aquifer recharge area mapped and identified by a qualified ground water scientist;
- N/A 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;
- N/A 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;
- N/A E. The site contains highly permeable soils (please reference WAC 246-272A-0220 for Soil Table and Descriptions).
- N/A F. Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act (**None currently designated in Chelan County**);
- N/A 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**);

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

- N/A 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;
- N/A I. The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds 4,000 square feet;
- N/A 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.

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

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

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

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

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

### SITE PLAN CHECKLIST SECTION

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



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

- 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 1-509-661-8400 To Locate Any PUD Easements!*
- Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- If applicable, include outdoor lighting and signage. Label each as existing or proposed.

**ACKNOWLEDGEMENT SECTION**

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

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

Initials

(Owner and, if applicable, Applicant)

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

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

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

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

Owner Signature: \_\_\_\_\_ Place: \_\_\_\_\_ Date: \_\_\_\_\_

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

Owner/Applicant/Agent Signature: Cathy Mulhall Place: Wenatchee WA Date: 1/13/22  
 Print Name: \_\_\_\_\_

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

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

The proposed amendment to the Comprehensive Plan Capital Facilities Element is to update the new Six Year Capital improvement Plan for Years 2022-2027. This plan describes public capital expenditures, including the sources of funding for these items. The goal of the Capital Improvement Plan is to ensure that all capital improvement expenses have adequate funding. The proposed amendments are to address changes in timing and cost for projects. Specifically, moving 2021 projects into future years that were either not completed or were determined not to be a priority. Completed projects have been removed. Updates to the Cashmere Dryden Airport Layout Plan to comply with WSDOT and FAA funding and regulations precipitated changes to the CIP as well.





YEAR	2022	2023	2024	2025	2026	2027
<b>NATURAL RESOURCES</b>						
<b>Uses of Funds</b>						
Countywide Water Resource Projects						
Countywide Parks and Recreation Projects						
<b>Total Uses of Funds</b>	0	0	0	0		
<b>Sources of Funds</b>						
Rural Counties Tax Fund	0	0	0	0	0	0
<b>Total Sources of Funds</b>	0	0	0	0		
<b>Variance</b>	0	0	0	0	0	0
<b>PUBLIC WORKS</b>						
<b>Uses of Funds</b>						
W Cashmere Bridge Replacement	1,000,000					
Totem Pol Road	100,000	100,000	100,000	1,500,000		
Dryden Transfer Station-Second Tip Floor	1,400,000					
Chelan Transfer Station Upgrades		820,000				
Vegecide Truck Wash Facility		50,000				
Wenatchee District Shop Replacement	125,000	2,500,000	1,000,000		0	0
Road Rehaulitation	700,000	700,000	700,000	700,000	700,000	700,000
Road District Sheds: Accessibility, Shop Lighting & Electrical Efficiency Upgrades	30,000	30,000				
<b>Total Uses of Funds</b>	3,355,000	4,200,000	1,800,000	2,200,000	700,000	700,000
<b>Sources of Funds</b>						
County Road Fund	1,155,000	2,580,000	1,000,000	1,500,000		
Solid Waste Fund	1,400,000	820,000				
Rural Counties Tax Fund	100,000	100,000	100,000			
Capital Improvement Reet 2 Fund	700,000	700,000	700,000	700,000	700,000	700,000
<b>Total Sources of Funds</b>	3,355,000	4,200,000	1,800,000	2,200,000	700,000	700,000
<b>Variance</b>	0	0	0	0	0	0
<b>REGIONAL JUSTICE CENTER</b>						
<b>Uses of Funds</b>						
CCRJC Kitchen and Records/Control remodel	250,000	100,000				
Justice Facilities Improvement/Rehab	400,000	225,000				
Operational - Shower Improvements	55,000					
Operational - Remodel Records Area/ Create Office	25,000					
Safety - Canera Installation	50,000					
Safety - Railing Install	40,000					
Safety - Remodel H6 &H7	25,000					
Operational - SWF Conversion/Remodel	200,000					
EAC Key Cards		500,000				
<b>Total Uses of Funds</b>	1,045,000	825,000	0	0		
<b>Sources of Funds</b>						
Capital Improvement Reet 1 Fund	795,000	425,000				
Criminal Justice Funds	250,000	400,000				
Grants, Loans, Donations	0	0				
<b>Total Sources of Funds</b>	1,045,000	825,000	0	0		
<b>Variance</b>	0	0	0	0		
<b>SHERIFF</b>						
<b>Uses of Funds</b>						
Emergency Operations Center	5,000,000					
<b>Total Uses of Funds</b>	5,000,000	0	0	0	0	0
<b>Sources of Funds</b>						
Capital Improvement Reet 1 Fund						
Grants, Loans, Donations	5,000,000	0	0	0	0	0
<b>Total Sources of Funds</b>	5,000,000	0	0	0	0	0
<b>Variance</b>	0	0	0	0		
<b>Wenatchee River County Park</b>						
<b>Uses of Funds</b>						
Park Expansion	500,000	0	0	0	0	0
<b>Total Uses of Funds</b>	500,000	0	0	0		
<b>Sources of Funds</b>						
Capital Improvement Reet 1 Fund	500,000					
<b>Total Sources of Funds</b>	500,000	0	0	0		
<b>Variance</b>	0	0	0	0		

## **SEPA ENVIRONMENTAL CHECKLIST**

### ***Purpose of checklist:***

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

### ***Instructions for applicants:***

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

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

### ***Instructions for Lead Agencies:***

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

### ***Use of checklist for nonproject proposals:***

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

## **A. Background**

1. Name of proposed project, if applicable:  
*Amendment is to the Comprehensive Plan Capital Facilities Element to update the new Six Year Capital Improvement Plan for years 2022-2027.*
2. Name of applicant:  
*Chelan County*
3. Address and phone number of applicant and contact person:  
*Catherine Lorbeer, AICP  
316 Washington Street, Suite 301  
Wenatchee, WA. 98801  
Phone: 509-667-6246  
Email: [Catherine.Lorbeer@co.chelan.wa.us](mailto:Catherine.Lorbeer@co.chelan.wa.us)*
4. Date checklist prepared:  
*January 24, 2022*
5. Agency requesting checklist:  
*Chelan County*
6. Proposed timing or schedule (including phasing, if applicable):  
*The proposed amendments are tentatively scheduled to be heard by the Planning Commission on February 23, 2022 and the Board of County Commissioners on March 22, 2022.*
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
*Does not apply*
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
*N/A*
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.  
*No*
10. List any government approvals or permits that will be needed for your proposal, if known.  
*Requires approval by the Chelan Board of County Commissioners*



11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

*Proposed amendment is to the Comprehensive Plan Capital Facilities Element to update the new Six Year Capital Improvement Plan for years 2022-2027. This plan describes public capital expenditures, including the sources of funding for these items.*

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

*Chelan County*

## **B. Environmental Elements**

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

## **C. Signature**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: *Catherine Lorbeer*

Name of signee: Catherine Lorbeer, AICP

Position and Agency/Organization: Assistant Director/Community Development

Date Submitted: January 24, 2022

## **D. Supplemental sheet for nonproject actions**

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

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

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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

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

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

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

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

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

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

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

*The proposed amendments are consistent with existing plans.*

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

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

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

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

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

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

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

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