



CHELAN COUNTY PLANNING COMMISSION

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District 2
Cherie' Warren
Ed Martinez
Joel Walinski

District 3
Doug England, Chair
David Donovick
Jesse Redell

FILE NUMBER: **ZTA 22-419 Leavenworth Urban Growth Area Amendment**

APPLICANT: Chelan County

PROPERTY OWNER: Public

PARCEL NUMBER/PID: N/A

PROPERTY LOCATION: N/A

NOTICE OF APPLICATION DATE: October 12, 2022

PUBLIC COMMENT: None

SEPA DETERMINATION & DATE: DNS Issued, October 12, 2022

PLANNING COMMISSION PUBLIC HEARING DATE: October 26, 2022

PUBLIC COMMENT: None

PLANNING COMMISSION RECOMMENDATION:

Motion to **APPROVE** with the exception of removing reference to **18.42.030** in City of
Leavenworth Ord #1654 – Ed Martinez

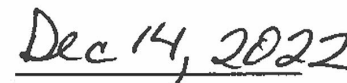
2nd to motion – Vicki Malloy

Discussion - none

**Vote – APPROVE with the exception of removing reference to 18.42.030 in City of
Leavenworth Ord #1654 -Unanimous**



CHAIR
CHELAN COUNTY PLANNING COMMISSION



DATE

Attachments:

- A. Application - N/A
- B. SEPA Checklist & Determination
- C. Staff Report
- D. Public Comments (if any)

**ZTA-22-419
STAFF REPORT**

Leavenworth Urban Growth Area Amendments

FROM: Department of Community Development
TO: Chelan County Planning Commission
DATE: October 12, 2022
SUBJECT: Proposed 2022 Leavenworth Urban Growth Area Amendments

RECOMMENDED MOTION

These proposals are recommended for adoption. Adoption of the proposed amendments aligns with countywide planning policies, county planning policies, and the 1997 interlocal planning MOU and RCW 36.70A.100. Land use changes are not in conflict with Chelan County planning policies and proper public notice procedures have been followed. Please refer to These proposals are recommended for adoption. Adoption of the proposed amendments aligns with countywide planning policies, county planning policies, and the 1997 interlocal planning MOU and RCW 36.70A.100. Land use changes are not in conflict with Chelan County planning policies and proper public notice procedures have been followed. Please refer to **Error! Not a valid bookmark self-reference.** for the full text of each amendment, along with SEPA documentation. Suggested findings of fact and conclusions of law are included above in sections F and G.

A. Attachments

Attachment A for the full text of each amendment, along with SEPA documentation. Suggested findings of fact and conclusions of law are included below in sections F and G.

B. Introduction & Background

The City of Leavenworth has submitted 14 proposed amendments to its Urban Growth Area (UGA) Development Regulations. These are summarized in the table below.

Exhibit 1. Land Use Regulation Changes in Leavenworth Urban Growth Area

Ordinance	Description
1542	Update Bed & Breakfast (short-term rentals) regulations
1543	Update and clarify Duplex and ADU regulations
1544	Consolidate Land Use and Development definitions into a single chapter
1583	Define zero lot line development and provide standards

Ordinance	Description
1585	Permit cryptocurrency in the light industrial district
1588	Update planned development district and define affordable housing
1590	Regulate and allow mechanical stacked parking
1596	Amend code regarding: <ul style="list-style-type: none"> • Concurrency standards for public facilities and utilities • Development standards for manufactured homes • Permitted uses in commercial districts • Development code administration for Comprehensive Plan amendments and Development Regulation amendment process • Official zoning map
1627	Create new district use chart, revise definitions and land use regulations
1628	Address code consistencies. Amend chapters about code interpretation and variances. Amend Supplementary Regulations regarding: <ul style="list-style-type: none"> • Visibility obstructions • Fences • Accessory buildings • ADUs • Bed and Breakfast facilities • Duplexes • Building height limit exceptions • Home occupations • Major recreational equipment • Unlicensed vehicles • Yard requirements • Decks, patios and balconies
1650	Amend Comprehensive Plan with updated Land Capacity Analysis, and updates Land Use Designations map
1651	Replace RL10 and RL12 zoning districts with new R-8 district and update District Use chart and official zoning map
1654	Establish Affordable Housing Incentive Program to encourage development of housing units for households with low and moderate incomes

C. Chelan County Code Requirements

These regulations are evaluated in accordance with **Chelan County Code Section 14.13.040** Development Regulation Amendment evaluation criteria, **Chelan County Code Section 14.14.047** Amendment review criteria for comprehensive plan text changes, and **Chelan County Code Section 14.14.060** for Comprehensive Plan Maps. These criteria determine the process for approval, modification, or denial of regulation amendment applications and text amendments to county-adopted city comprehensive plans.

(1) The amendment/proposal is necessary to resolve a public land use issue or problem.

Finding: In the 1997 interlocal planning MOU, Chelan County establishes policies with the City of Leavenworth regarding land use regulations within its Urban Growth Area (UGA). Chelan County agrees to adopt the city's "land use regulations, development standards and land use designations for the city's UGA." The County also agrees to implement the city's "street, street lighting, curb, gutter and sidewalk design standards" within the UGA.

GMA requires comprehensive planning for counties and cities designated under its jurisdiction. RCW 36.70A.100 details that each city's comprehensive plan must be coordinated and consistent with "other counties or cities with which the county or city has, in part, common border or related regional issues".

Chelan County has not adopted relevant land use changes and comprehensive plan amendments for the city of Leavenworth's UGA since 2016. This amendment is necessary to resolve this issue, including amendments from 2016–2022, and bring the County into alignment with the agreement outlined in the MOU and relevant state planning policies.

(2) The amendment is consistent with goals of the Growth Management Act, Chapter 36.70A RCW.

Finding: The GMA planning goals include but are not limited to the following:

1. Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
2. Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
3. Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
4. Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
5. Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

The adoption of the city's comprehensive plan amendments and land use regulations within the UGA is consistent with the first two GMA goals, to encourage development in urban areas and to reduce sprawl. Housing and subdivision related amendments included for adoption promote the variety of residential densities in housing types within the UGA. Other land use updates encourage economic development consistent with the adopted comprehensive plan. Updating standards within the UGA will also support the timely review and processing of development applications to ensure predictability.

Commented [LG1]: What about 14.14.060 - Comp Plan Map? Ord 1650. Similar to other criteria though.

Commented [cd2R1]: I am going to bring this up at PC hearing...1650 is a City CPA, not a county amendment. 1654 is also in question because we would not implement that in the UGA - that program would have to be managed by the City. In addition - 1640 is identified in the Procedural Requirements, but not noted in the Introduction grid on page 1.

Commented [cd3R1]: 1590 also indicates that they have new stacked parking regs for RL10 & RL12, but did 1651 replace ALL RL10 & RL12 districts with the new RL8? Their Comp Plan map doesn't show any RL10 or RL12.

Commented [LG4]: Deanna please confirm, the website has a note outside the list of resolutions:

10.14.040 Leavenworth zoning:  **SHARE**

The board of Chelan County commissioners adopts the city of Leavenworth's land use regulations, development standards and land use designations, as they apply to the unincorporated city of Leavenworth urban growth area. Zoning map was adopted with original zoning code. Amendments to the zoning map are completed through county process outlined in Title 14. (Res. 2010-08, 1/12/10; Res. 2009-115 (Exh. A) (part), 10/20/09; Res. 2009-05, 1/6/09; Res. 2007-87, 6/12/07; Res. 2007-72 (part), 5/1/07; Res. 2006-09, 1/10/06; Res. 2004-79, 7/27/04; Res. 2002-38, 2/26/02; Res. 2000-129 (part), 10/17/00).

* Code reviser's note: Res. 2016-94 and Res. 2018-25 adopt amendments to the development regulations for Leavenworth.

(3) The amendment complies with or supports comprehensive plan goals and policies and/or county-wide planning policies, or how amendment of the comprehensive plans' goals or policies is supported by changing conditions or state or federal mandates.

Finding: The City of Leavenworth has reviewed and found the proposed amendments consistent with the City's Comprehensive Plan goals and policies. The County-wide Planning Policies support the use of the City regulations within the UGAs and adoption of city comprehensive plan amendments.

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

Finding: The proposed amendments do not change resource lands or critical area regulations which would be reviewed based on the site-specific development at the time of future permit.

(5) The amendment is based on sound land use planning practices and would further the general public health, safety and welfare. The comprehensive plan amendment would serve the interests of not only the applicant, but the public as a whole, including health, safety, or welfare.

Finding: The proposed amendments are the result of appropriate planning processes to reflect the community desire for development.

D. Procedural Requirements

Appropriate City procedures have been followed for each amendment proposed for County adoption including hearing notices, 60-day notices to the State Department of Commerce (several of which were jointly noted for the City and County). The State Environmental Policy Act (SEPA) was addressed based on the determinations of the City's responsible official. The County has included the amendments in its 2022 Docket with a notice to the Department of Commerce, hearing notice, and review of the City's SEPA documents and adoption. Additionally, a set of housing-related ordinances incorporated extra public engagement effort. In 2021 and 2022 the City publicized the discussion of housing code amendments (including Ordinances 1640, 1650, 1651, and 1654 regarding R-8 zoning, duplexes, and low-income housing development) by mailing a postcard to local residents with information about the Housing Action Plan and current discussions about housing code amendments, a link to a public-facing page about housing on the City's website, and an invitation to meet with Development Services staff.

E. Ordinance Descriptions

Ordinance 1542 amends LMC Chapter 18.52.120 to clarify and update the Bed and Breakfast (short-term / vacation / overnight rentals in residential neighborhoods) regulations, criteria, and standards. It requires bed and breakfast facilities to be the principal residence of the property owner, sets limits on number of occupants, sets sign standards and parking requirements, and establishes an inspection and permitting process.

Note: Per CCC 11.88.290 (C) (iv) The board of Chelan County commissioners adopts the cities of Cashmere, Chelan, Entiat, Leavenworth, and Wenatchee land use regulations, development standards and land use designations, as they apply to short-term or vacation rentals of fewer than thirty consecutive nights or days, within the county adopted unincorporated urban growth area respecting each city as it is now or is hereafter amended for the cities of Cashmere, Chelan, Entiat, Leavenworth, and Wenatchee;

provided, that any city regulation requiring acquisition of a business license is not adopted nor incorporated as a county regulation and that instead a conditional use permit may be required, and the county's review procedures in this section must control.

Ordinance 1543 updates and clarifies ADU and Duplex regulations in LMC 18.20, 18.21, 18.22, and 18.23 (permitted and conditional uses in RL6, RL12, Multifamily Residential, and RL10 districts). It allows ADUs as a permitted use in these districts, and sets requirements including non-transient use, a limit of one ADU per home site, minimum one parking space, and maximum 1,200 square feet. The ordinance requires a minimum lot size of 12,000 square feet for duplexes.

Ordinance 1583 defines zero lot line development in LMC Chapter 21.90, and amends Chapter 18.24.090 to provide standards for yards, setbacks, lot coverage, and design articulation.

Ordinance 1585 defines cryptocurrency mining in LMC Chapter 21.90.030, and amends Chapter 18.45.20 to permit cryptocurrency mining facilities in the light industrial district and requires verification of meeting Chelan County PUD requirements, electrical consumption impacts, and a permit from Washington State Department of Labor and Industries.

Ordinance 1588 updates Chapter 18.40 to set requirements for residential or multiple-use Planned Development as a conditional use, including public benefit, perimeter transitions, minimum site size and scope, road improvements, density, setbacks, height limits, maximum site coverage, parking, recreation areas, and other characteristics.

Ordinance 1590 defines stacked parking in Chapter 21.90.030 and sets design requirements. It permits stacked parking in General Commercial, Central Commercial, Tourist Commercial, Residential Low Density RL6, RL10, and RL12, and Multifamily Residential districts.

Ordinance 1596 amends the code in the following areas:

- Chapter 14.14 and 17.020.070 — Concurrency for public facilities and utilities
- 14.16.080 — Manufactured home standards
- 18.28.020, 18.32.020, and 18.44.020 — Permitted and conditional uses in the General Commercial, Central Commercial, and Tourist Commercial districts.
- Development code administration:
 - 21.31.030 — General time frame for Comprehensive Plan amendments
 - 21.35.010 — Initiation of development regulation and zoning map amendments
 - 21.03.030 — City Council review of recommendations of the Planning Commission
 - 18.12.010 — Official zoning map amendments
 - 18.12.040 — Penalty for unauthorized change of the official zoning map
 - 18.12.050 — Official zoning map shall be maintained at City Hall

Ordinance 1610 amends the code regarding subdivisions in the following areas:

- Chapter 17.080.010 and 17.08.070, regulating Short Plats, divisions of land into nine or fewer plots
- 17.12.010 — Chapter applies to Major Subdivisions of land into ten or more plots

- 21.90.030 — Amending definitions of final short plat, final plat, major subdivision, and short subdivision

Ordinance 1627 creates a new district use chart, and revises definitions and land use regulations.

Ordinance 1628 addresses code consistencies, amends Chapter 18.04.030 regarding code interpretation and variances, and amends Supplementary Regulations regarding:

- 18.35.005 — Purpose and Applicability of supplementary regulations
- 18.35.010 — Visibility obstructions
- 18.35.020 — Fences, walls, and hedges
- 18.35.030 — Accessory buildings
- 18.35.035 — Accessory Dwelling Units
- 18.35.038 — Bed and Breakfast facilities
- 18.35.040 — Prohibiting more than one principal structure in low-density residential districts
- 18.35.045 — Duplex dwellings
- 18.35.050 — Exceptions to building height limits
- 18.35.060 — Home occupations
- 18.35.070 — Major recreational equipment
- 18.35.080 — Unlicensed vehicles: parking and storage restrictions
- 18.35.090 — Yard modification requirements
- 18.35.100 — Decks, patios, and balconies

Ordinance 1640 removes minimum lot size requirement for duplexes, making it the same as for single family dwellings, in RL6, RL12, and RL10 districts. It amends Chapter 21.90 definitions for duplex and removes duplexes as a conditional use in Chapter 18.52.130.

Ordinance 1650 amends the Comprehensive Plan with an updated Land Capacity Analysis and an updated 2021 Land Use Designations map that includes a new R8 zone. The related Ordinance 1651 amends the zoning code and adopts the new official zoning map. Maps in Figure 1 and Figure 2 below show where RL10 and RL12 zones are changed to the new R8 zone.

Ordinance 1651 amends Chapter 18.21 to replace RL10 and RL12 zoning districts with a new R8 district and updates the District Use chart and official zoning map to reflect this change. The R8 district permits single family residences, duplexes, and accessory dwelling units, with a minimum lot size of 8,000 square feet. Areas where RL10 and RL12 zones are changed to R8 are shown in the yellow areas on the map in Figure 1 and dashed yellow outlines on the map in Figure 2 below.

Figure 1. Leavenworth Comprehensive Plan Land Use Designations

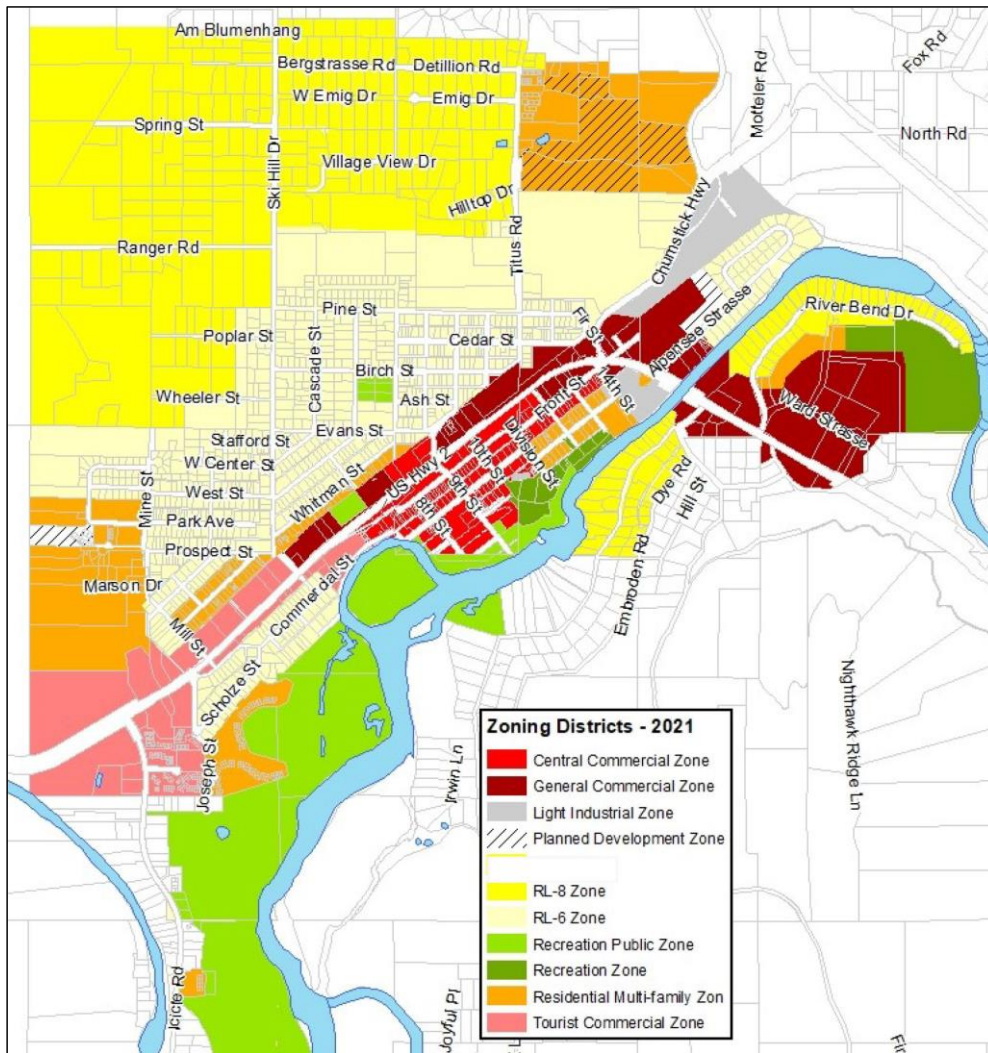
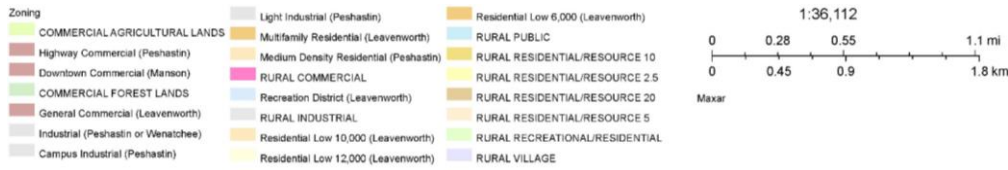
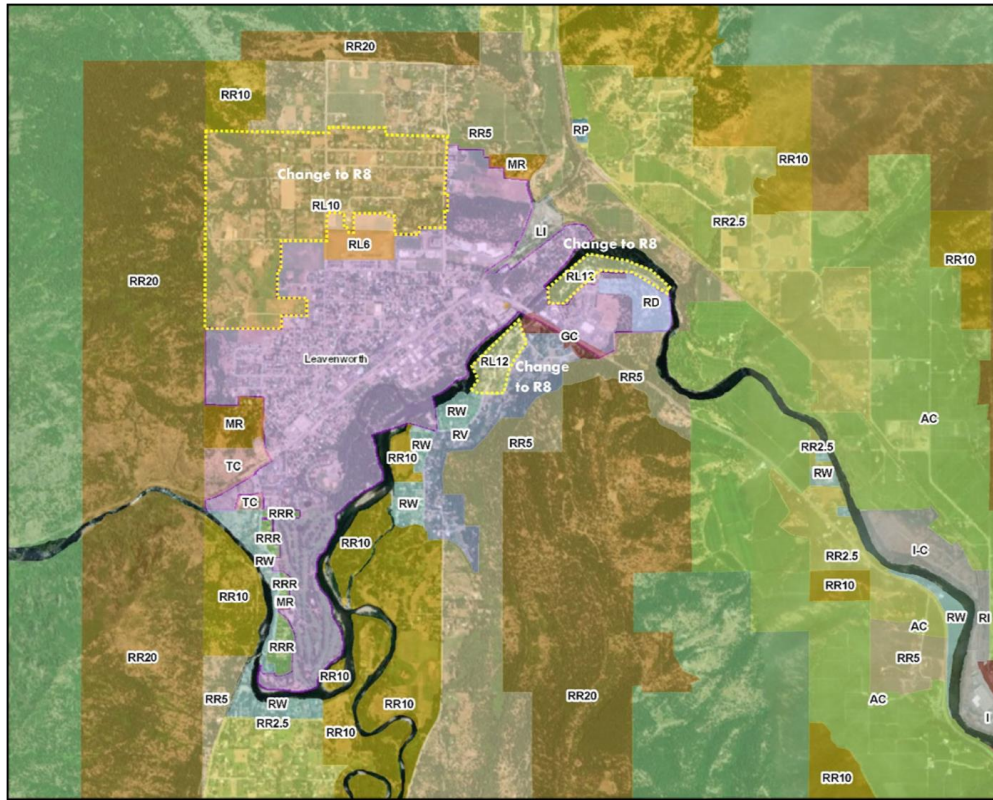


Figure 2. Chelan County zoning map of area surrounding Leavenworth



Maxar | Aspect Consulting LLC (2021) - based on WRIA Boundaries (Washington Department of Ecology), 8th and 10th digit hydrologic units (HUCs) from the National Watershed Boundary Dataset (WBD). | Brad Scott

Ordinance 1654 amends Chapter 18.42 to establish the Affordable Housing Incentive Program, with the intent to encourage development of housing units that are affordable to service industry workers and others with low or moderate incomes. To incentivize development, regulations are modified pertaining to density, lot coverage, front yard setbacks, alley access, parking, and design standards.

F. Staff Conclusions

Adoption of the proposed amendments aligns with county planning policies, per the 1997 interlocal planning MOU and RCW 36.70A.100. Land use changes are not in conflict with Chelan County planning policies and proper public notice procedures have been followed. Please refer to These proposals are recommended for adoption. Adoption of the proposed amendments aligns with countywide planning policies, county planning policies, and the 1997 interlocal planning MOU and RCW 36.70A.100. Land use changes are not in conflict with Chelan County planning policies and proper public notice procedures have been followed. Please refer to **Error! Not a valid bookmark self-reference.** for the full text of each amendment, along with SEPA documentation. Suggested findings of fact and conclusions of law are included above in sections F and G.

G. Attachments

Attachment A for the full text of each amendment, along with SEPA documentation. Suggested findings of fact and conclusions of law are included below.

H. Suggested Findings of Fact

1. Chelan County and the City of Leavenworth have adopted Comprehensive Plans per the requirements of RCW 36.70A.040 (4) (d), the Growth Management Act.
2. RCW 36.70A.210 requires that the Comprehensive Plan be consistent with the provisions of the adopted County-Wide Planning Policies.
3. Chelan County has made a determination of non-significance issued on October 12, 2022. The DNS relates to all amendments included for adoption.
4. The City of Leavenworth sent notices to Department of Commerce for a 60-day review prior to City Council adoption. The County also sent a notice to the Department of Commerce for a 60-day review prior to Board of County Commissioner adoption.
5. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.
6. Chelan County Code, Title 14, provides review criteria for the consideration of adopting amendments to Comprehensive Plans, Maps, and Development Regulations. Chelan County followed the procedures required for amendments.
7. A workshop was held with the Chelan County Planning Commission on September 28, 2022 to review and discuss related amendments.

8. A Public Hearing will be held with the Chelan County Planning Commission on October 26, 2022. Public testimony will be taken and included in the file of record.
9. A Public Hearing with the Board of County Commissioners is expected to occur in November or December, 2022.

I. Suggested Conclusions of Law

1. The proposed amendments to the City of Leavenworth UGA zoning code and development regulations address a public need or a land use issue.
2. The proposed amendments are consistent with the City of Leavenworth Urban Area Comprehensive Plan and the County-wide Planning Policies.
3. The proposed amendments are consistent with the goals of the Growth Management Act, Chapter 26.70A RCW.
4. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11 have been satisfied.
5. The proposed amendments do not adversely affect lands designated as resource lands of long-term commercial significance or critical areas in ways that cannot be mitigated.
6. The required State agency review with the Department of Commerce (COM) and other State agencies was completed through the review of Leavenworth's adoption process. The County also sent a notice to the Department of Commerce for a 60-day review prior to Board of County Commissioner adoption.
7. Public notice was provided pursuant to Chelan County Code Title 14.
8. 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.

J. Recommendation

These proposals are recommended for adoption. Adoption of the proposed amendments aligns with countywide planning policies, county planning policies, and the 1997 interlocal planning MOU and RCW 36.70A.100. Land use changes are not in conflict with Chelan County planning policies and proper public notice procedures have been followed. Please refer to **Error! Not a valid bookmark self-reference.** for the full text of each amendment, along with SEPA documentation. Suggested findings of fact and conclusions of law are included above in sections F and G.

K. Attachments

ATTACHMENT A

Full text and SEPA documentation for Leavenworth Ordinances

Commented [JT5]: The order and title hierarchy are from the Wenatchee staff report from last year -- but would it make sense to change it to:
H. Recommendation
These proposals...
I. Attachments
ATTACHMENT A

Commented [LG6R5]: Sure



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)

Date of Issuance: 10/12/2022

Lead agency: Chelan County Community Development Department

Agency Contact: Deanna C. Walter, Interim Director
316 Washington St Ste 301
Wenatchee, WA 98801
cd.director@co.chelan.wa.us

Agency File Number: Docket #7

Description: The City of Leavenworth has submitted 14 proposed amendments to its Urban Growth Area (UGA) development regulations. In the 1997 interlocal planning MOU, Chelan County establishes an interlocal process with the City of Leavenworth regarding land use regulations within its Urban Growth Area (UGA). Chelan County agrees to adopt the city’s “land use regulations, development standards and land use designations for the city’s UGA.” The County also agrees to implement the city’s “street, street lighting, curb, gutter and sidewalk design standards” within the UGA. Chelan County last adopted relevant land use changes for the City of Leavenworth’s UGA in 2016 and proposes to adopt relevant development regulations from 2016 to 2022. The ordinances and resolutions included in this proposal cover a variety of zoning and land use code topics, and they are summarized in **Error!**
Reference source not found..

Exhibit 1. Land Use Regulation Changes in Leavenworth Urban Growth Area

Ordinance	Description	DNS Issue Date	SEPA Register Relevant SEPA Document Link
1542	Update Bed & Breakfast (short-term rentals) regulations	10/28/2016	201605865
1543	Update and clarify Duplex and ADU regulations	10/28/2016	201605865
1544	Consolidate Land Use and Development definitions into a single chapter	10/28/2016	201605865
1583	Define zero lot line development and provide standards	12/17/2018	201807002

Ordinance	Description	DNS Issue Date	SEPA Register Relevant SEPA Document Link
1585	Permit cryptocurrency in the light industrial district	12/15/2018	201900270
1588	Update planned development district and define affordable housing	4/11/2019	201902042
1590	Regulate and allow mechanical stacked parking	4/15/2019	201902042
1596	Update code for: <ul style="list-style-type: none"> • Concurrency standards for public facilities and utilities • Development standards for manufactured homes • Permitted uses in commercial districts • Development code administration for Comprehensive Plan amendments and Development Regulation amendment process • Official zoning map 	4/11/2019	201903460
1597	Amend code chapters about Critical Areas and Definitions	6/18/2019	201903460
1627	Create new district use chart, revise definitions and land use regulations	3/10/2021	202101181
1628	Address code inconsistencies. Amend chapters about code interpretation and variances. Amend Supplementary Regulations regarding: <ul style="list-style-type: none"> • Visibility obstructions • Fences • Accessory buildings • ADUs • Bed and Breakfast facilities • Duplexes • Building height limit exceptions • Home occupations • Major recreational equipment • Unlicensed vehicles • Yard requirements • Decks, patios and balconies 	3/4/2021	202101181
1650	Amend Comprehensive Plan with updated Land Capacity Analysis, and updates Land Use Designations map.	10/15/2021	202105608

Ordinance	Description	DNS Issue Date	SEPA Register Relevant SEPA Document Link
1651	Replace RL10 and RL12 zoning districts with new R-8 district and update District Use chart and official zoning map.	10/15/2021	202105608
1654	Establish Affordable Housing Incentive Program to encourage development of housing units for households with low and moderate incomes	10/15/2021	202105608

Location: This proposal is for property within some or all of the Leavenworth UGA.

Title of document being adopted: See table in Exhibit 1.

Date adopted document was prepared: See table in Exhibit 1.

Description of document (or portion thereof) being adopted: See table in Exhibit 1.

The adopted document is available at: See table in Exhibit 1.

We have identified and adopted these documents as being appropriate for this proposal after independent review. The documents meet our environmental review needs for the current proposal and will accompany the proposal to the decision makers.

Chelan County has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This determination is based on the following findings and conclusions:

This proposal updates the land use code and identifies compatible uses for various zones in the UGA. The City developed the proposals to be compatible and not conflict with other parts of the Comprehensive Plan and Municipal Code. The County's adoption of City proposals helps ensure consistency and compatibility with plans per interlocal agreements. As future development occurs they will be subject to adopted codes addressing critical areas regulations, Shoreline Master Program, and standards for height and bulk, landscaping, parking and transportation, and project-level SEPA review where applicable.

This DNS is issued under WAC 197-11-340(2) and the comment period will end on **5pm 10/26/2022**.

Deanna C. Walter, Interim Director
 316 Washington St Ste 301
 Wenatchee, WA 98801
cd.director@co.chelan.wa.us

Signature *Deanna Walter*
 (electronic signature or name of signor is sufficient)

Date 10/17/22

Appeal process: Appeals of this SEPA determination may be made pursuant to Chelan County Code 14.12.030.

SEPA Environmental Checklist

Chelan County

2022 Comprehensive Plan Docket: Leavenworth UGA Amendments

October 2022

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:*

City of Leavenworth UGA Code Updates

2) *Name of applicant:*

Chelan County Community Development Department

3) *Address and phone number of applicant and contact person:*

Deanna Walter, Interim Community Development Director

CD.Director@co.chelan.wa.us

(509) 667-6225

4) *Date checklist prepared:*

October 7, 2022

5) *Agency requesting checklist:*

Chelan County

6) *Proposed timing or schedule (including phasing, if applicable):*

Adoption in December 2022

7) *Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.*

Plan to have an annual review and adoption of code updates from the City applicable to its UGA.

8) *List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.*

None.

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.*

Not applicable. This is a non-project proposal.

10) *List any government approvals or permits that will be needed for your proposal, if known.*

Planning Commission review and recommendations and Board of Commissioners hearing and approval.

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.)*

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Exhibit 1. Land Use Regulation Changes in Leavenworth Urban Growth Area

Ordinance Description

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1588	Update planned development district and define affordable housing
1590	Regulate and allow mechanical stacked parking
1596	Amend code regarding: <ul style="list-style-type: none"> • Concurrency standards for public facilities and utilities • Development standards for manufactured homes • Permitted uses in commercial districts • Development code administration for Comprehensive Plan amendments and Development Regulation amendment process • Official zoning map
1627	Create new district use chart, revise definitions and land use regulations
1628	Address code inconsistencies. Amend chapters about code interpretation and variances. Amend Supplementary Regulations regarding: <ul style="list-style-type: none"> • Visibility obstructions • Fences • Accessory buildings • ADUs • Bed and Breakfast facilities • Duplexes • Building height limit exceptions • Home occupations • Major recreational equipment • Unlicensed vehicles • Yard requirements • Decks, patios and balconies
1650	Amend Comprehensive Plan with updated Land Capacity Analysis, and updates Land Use Designations map
1651	Replace RL10 and RL12 zoning districts with new R-8 district and update District Use chart and official zoning map
1654	Establish Affordable Housing Incentive Program to encourage development of housing units for households with low and moderate incomes

- 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.*

The proposal would impact properties located within the Leavenworth Urban Growth Area.

B. Environmental Elements

1. Earth

- a. General description of the site:

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

Variable across the UGA. Not applicable for this non-project action.

- b. What is the steepest slope on the site (approximate percent slope)?

Variable across the UGA. Not applicable for this non-project action.

- 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.

Variable across the UGA. Not applicable for this non-project action.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Variable across the UGA. Chelan County GIS maps a landslide hazard area in the northwest portion of the UGA and the City of Leavenworth and several erosion hazard areas dispersed throughout.

- 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.

Not applicable for this non-project action. Future projects in the UGA will be subject to critical areas regulations and filling and grading permits, as well as SEPA review.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Future development on sloped terrain could result in clearing and potential erosion. County codes require erosion control (Chelan County Code 13.18).

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Not applicable to this non-project action. Future development will be subject to adopted zoning standards.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Application of County codes regarding critical areas (Chelan County Code 11.77), stormwater management (Chelan County Code 13.12), and construction and post-construction stormwater runoff control (Chelan County Code 13.18).

2. Air

- 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.

This proposal is a non-project action. These policy-level changes will not directly result in construction. Allowed uses and housing types introduced in various zones could result in construction which would generate dust.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Future development associated with code changes in this proposal (residences, workplaces, and places of assembly) could generate additional motorized travel in impacted areas.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Dust control during construction (Chelan County Code 15.30.650).

3. Water

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.*

The Wenatchee River runs through the City of Leavenworth and the UGA. Portions of the unincorporated UGA on the western and southeastern sides are immediately adjacent to the Wenatchee River.

- 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.*

Not applicable to this non-project action. Future developments will be subject to critical area, shoreline master program, stormwater, and grading requirements to limit runoff or effects on water bodies.

- 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.*

Not applicable to this non-project action.

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

Not applicable to this non-project action.

- 5) *Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.*

Some parcels on the eastern edge of the unincorporated UGA are partially within a 100-year floodplain, per Chelan County GIS.

- 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.*

Not applicable to this non-project action.

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.*

Not applicable to this non-project action.

- 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.*

Not applicable to this non-project action.

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.

Future development of homes, subdivisions, or commercial sites may add impervious areas (e.g. parking, sidewalks). All development will be subject to stormwater standards.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Not applicable to this non-project action.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Not applicable to this non-project action.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Stormwater management regulations (Chelan County Code 13.12). Proposals will undergo their own review under SEPA should there be any unique site conditions.

4. Plants

a. Check the types of vegetation found on the site:

- 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

A range of vegetation is found throughout the UGA. The above list identifies those common to the region.

b. What kind and amount of vegetation will be removed or altered?

Not applicable to this non-project action.

c. List threatened and endangered species known to be on or near the site.

None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

County standards for landscaping will apply to any future developments related to these policy changes. Critical area regulations will protect any listed plant species, if present. Subdivision standard updates include updates to landscaping regulations with new options for landscaping in commercial, mixed use, and industrial districts and updates to street tree standards to protect neighborhood edges.

- e. List all noxious weeds and invasive species known to be on or near the site.

None known. The Chelan County Noxious Weed List (2022) contains more than 30 “Class A” weeds and more than 70 “Class B” and “Class C” weeds.

5. Animals

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

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

Not applicable to this non-project action. A range of birds, mammals, and fish may be present throughout the UGA where there is suitable habitat.

- b. List any threatened and endangered species known to be on or near the site.

The WDFW priority habitats and species map indicates the presence of several priority species at the township level, including Yuma myotis, Northern Spotted Owl (State status: endangered), Little Brown Bat, Grizzly bear (State status: endangered), Sharp-tailed Snake (State status: candidate), Golden eagle, Chinook, Rainbow Trout, Sockeye, Summer Chinook, Spring Chinook, Steelhead, Westslope Cutthroat, Bull Trout, Summer Steelhead, and Dolly Varden.

- c. Is the site part of a migration route? If so, explain.

The Wenatchee River is a migration route for salmonid species. Chelan County is part of the Pacific Flyway, a bird migration route.

- d. Proposed measures to preserve or enhance wildlife, if any:

The presence of listed species would be considered, if applicable, during project-level reviews under County critical area regulations and project-level SEPA.

- e. List any invasive animal species known to be on or near the site.

Not applicable to this non-project action.

6. Energy and Natural Resources

- 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.

Future site-specific project proposals will be reviewed for consistency with applicable Federal, State, County and City laws and regulations (as adopted by the County until annexed). Cryptocurrency facilities use relatively more electricity than other zoning uses under review. The proposed ordinance does not necessarily increase the opportunity for these uses but it clarifies where they are permitted and regulates their use in those zones.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Not applicable to this non-project action.

- 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:

Proposed policies that support smaller housing types promote energy and water conservation by promoting buildings with smaller footprints.

7. Environmental Health

- 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.

Not applicable to this non-project action.

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

Not applicable to this non-project action.

- 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.*

Not applicable to this non-project action. Chelan County generally includes many former orchard lands, which have risk of contamination with arsenic and lead.

- 3) *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.*

Not applicable to this non-project action.

- 4) Describe special emergency services that might be required.

Not applicable to this non-project action.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Not applicable to this non-project action. Washington State provides free soil sampling and provides model remedies for former orchards.¹ Other state rules include: Model Toxics Control Act (MTCA).

b. Noise

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

Parts of the UGA are located in proximity to roads, rail, commercial uses, and/or industrial sources of noise.

- 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.

Not directly applicable, as this is a non-project action. Future development corresponding to policy changes could create temporary noise during construction.

Cryptocurrency facilities are known to create noise.

- 3) Proposed measures to reduce or control noise impacts, if any:

Application of Chelan County Code 7.35 Noise Control.

8. Land and Shoreline Use

- 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.

The UGA includes a variety of residential, commercial, and commercial land uses. Proposed policy amendments promote a variety of residential densities in housing types and accommodate additional industrial uses (e.g. cryptocurrency). Future site-specific project proposals will be reviewed for consistency with land use and shoreline use regulations.

- 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

¹ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-sites/Former-orchard-lands>

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?

There are no agricultural and forest lands of long-term significance within the Leavenworth UGA.

- 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:*

Not applicable to this non-project action.

- c. Describe any structures on the site.

All structures within the Leavenworth UGA are included.

- d. Will any structures be demolished? If so, what?

Not applicable to this non-project action.

- e. What is the current zoning classification of the site?

There are a variety of zones throughout the Leavenworth UGA. The proposed amendments would replace the RL10 and RL12 zoning districts with a new R-8 district, which permits single family residences, duplexes, and accessory dwelling units, with a minimum lot size of 8,000 square feet.

- f. What is the current comprehensive plan designation of the site?

This proposal applies throughout the Leavenworth UGA, which includes multiple comprehensive plan designations. The proposed amendments would replace the RL10 and RL12 designations with a new R-8 district.

- g. If applicable, what is the current shoreline master program designation of the site?

Some parts of the Leavenworth UGA are within shoreline jurisdictions, with designations of Natural, Rural, Urban, and Conservancy. Shoreline Master Program regulations apply to these areas.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

There are parts of the UGA that are classified as critical areas, such as flood zones.

- i. Approximately how many people would reside or work in the completed project?

Not applicable to this non-project action.

- j. Approximately how many people would the completed project displace?

Not applicable to this non-project action.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Housing code changes are implemented to improve the affordability of housing in residential zones, as a mitigation measure to avoid potential displacement.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The County's adoption of City proposals helps ensure consistency and compatibility with plans per interlocal agreements.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not applicable, as there are no impacts expected.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

This is a non-project action and would not directly produce any housing units. Housing code changes allow for the development of a wider variety of housing types in residential zones, geared at affordability for middle- and low-income households. Changes also include establishment of an Affordable Housing Incentive Program, which modifies development regulations pertaining to density, lot coverage, front yard setbacks, alley access, parking, and design standards for affordable housing units development.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

This is a non-project action and would not directly eliminate any housing units.

c. Proposed measures to reduce or control housing impacts, if any:

Density and dimension standards regulate the intensity of development across zones. Additionally, residential design guidelines are incorporated to ensure compatibility of new housing types within neighborhoods. Project-specific proposals will be reviewed for consistency with applicable regulations.

10. Aesthetics

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

This non-project action does not propose the construction of any buildings.

b. What views in the immediate vicinity would be altered or obstructed?

Not applicable for this non-project action. Future project-specific proposals will be subject to County land use regulations.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Several of the City ordinances include minimum lot sizes, yards, setbacks, design articulation, parking, height limits, and other aesthetic requirements for certain housing types.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not applicable for this non-project action.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable for this non-project action.

c. What existing off-site sources of light or glare may affect your proposal?

Not applicable for this non-project action.

d. Proposed measures to reduce or control light and glare impacts, if any:

Future developments that include light standards will meet local standards such as those for off-street parking (Chelan County Code 11.90.030). Sign code regulations include provisions for lighting (Chelan County Code 11.92.050).

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

The City of Leavenworth and surrounding area include many parks and recreational opportunities, such as Waterfront Park, Leavenworth Skate Park, the Leavenworth Golf Club, and Leavenworth Ski Hill.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No, this proposal does not displace recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not applicable.

13. Historic and cultural preservation

- 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.

This project applies throughout the UGA. Future site-specific proposals will be reviewed for consistency with preservation regulations for historic buildings and sites.

- 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.

Some UGA areas are along shorelines, which may have potential high risk of archaeological resources, per the Department of Archaeology and Historic Preservation's predictive model.

- 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.

Review of the WISAARD digital repository for architectural and archaeological resources and reports.

- 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.

Sites along the rivers are subject to Shoreline Master Program policies and regulations regarding appropriate studies, inadvertent discoveries, and other measures.

14. Transportation

- 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.

Highway 2 is the primary highway serving Leavenworth. The UGA is also served by a network of public streets.

- 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?

Not applicable for this non-project action.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Not applicable for this non-project action. Future development will be required to meet parking standards in the development code.

- 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).

No, this proposal does not require any transportation improvements.

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

Some areas of the UGA are along the Wenatchee River.

- 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?

Not applicable to this non-project action. Future development would be evaluated including potential traffic trips at the time of permitting.

- 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.

Not applicable to this non-project action.

- h. Proposed measures to reduce or control transportation impacts, if any:

Application of Transportation Element policies, Title 9 Traffic, and Public Works street standards.

15. Public Services

- 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.

This non-project action will not directly result in an increased need for public services. However, some of the amendments provide standards for middle density housing types, such as zero lot line development, duplexes, and ADUs. The proposal also include establishment of an affordable housing incentive program to encourage development of housing units for low and moderate income households. Depending on experienced growth and development, increased demand could impact need for public services.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Housing development is being encouraged in areas of the UGA with existing access to public services, rather than sprawling into unserved parts of the county.

16. Utilities

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

Not applicable to this non-project action. Urban utilities are available throughout the UGA.

- 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.

Not applicable to this non-project action. Future site-specific project proposals will be reviewed for consistency with applicable regulations.

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: Deanna Walter

Name of signee Deanna Walter

Position and Agency/Organization Interim Director, CC Comm. Dev.

Date Submitted: _____

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?*

Future development of housing units, subdivisions, or industrial facilities related to uses in amendments would cause dust and noise during development.

Proposed measures to avoid or reduce such increases are:

Keeping development within urban areas offers an overall reduction of emissions for commuters driving shorter distances between home and work. Particularly noisy developments, such as cryptocurrency centers, are subject to regulations to mitigate impacts into residential areas. Application of stormwater and grading standards helps reduce runoff.

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

Future development can alter stormwater runoff and remove vegetation.

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

Application of stormwater standards, critical areas regulations, and shoreline master program policies mitigate impacts to plants, animals, fish, and marine life.

- 3) *How would the proposal be likely to deplete energy or natural resources?*

Future housing and commercial or industrial developments would require power and water.

Cryptocurrency centers, in particular, use high levels of electricity.

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

Cryptocurrency centers must receive approval from the Chelan County PUD and must be reviewed for availability of power.

- 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?*

Some areas of the UGA fall into environmentally sensitive categories, such as critical areas and potential historic or cultural sites.

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

Application of critical areas regulations, shoreline master program, and project-level SEPA review where applicable.

- 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?*

Regulations clarify land uses compatible with existing land and shoreline uses.

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

Application of zoning, critical areas regulations, and the shoreline master program policies.

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

Additional demands on transportation, emergency services, or utilities could occur with new development.

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

Application of infrastructure and public service levels of service standards, traffic impact analysis at project permit stages, stormwater plans, and other procedures.

- 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 policies could fulfill land use goals and policies in the Comprehensive Plan to support an adequate supply of land to accommodate housing needs serving a full range of income levels, encouraging development in urban growth areas with access to public facilities and services, directing industrial development in designated industrial areas within UGAs, and promoting diversification of the area's economy.

The City developed the proposals to be compatible and not conflict with other parts of the Comprehensive Plan and Municipal Code. The County's adoption of City proposals helps ensure consistency and compatibility with plans per interlocal agreements.