



**PERTEET**

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# CHELAN COUNTY WOOD PRODUCTS CAMPUS

## SITE ASSESSMENT

November 30, 2023



# Purpose & Limitations

- Purpose
  - Using readily available information, determine if there are suitable sites for the proposed use in two areas of Chelan County
- Limitations
  - No site visits – desktop analysis only
  - Did not review for actual locations of critical areas, title restrictions, willingness to sell, or planned development
  - Identified known archeological using WISAARD, unknown sites may exist



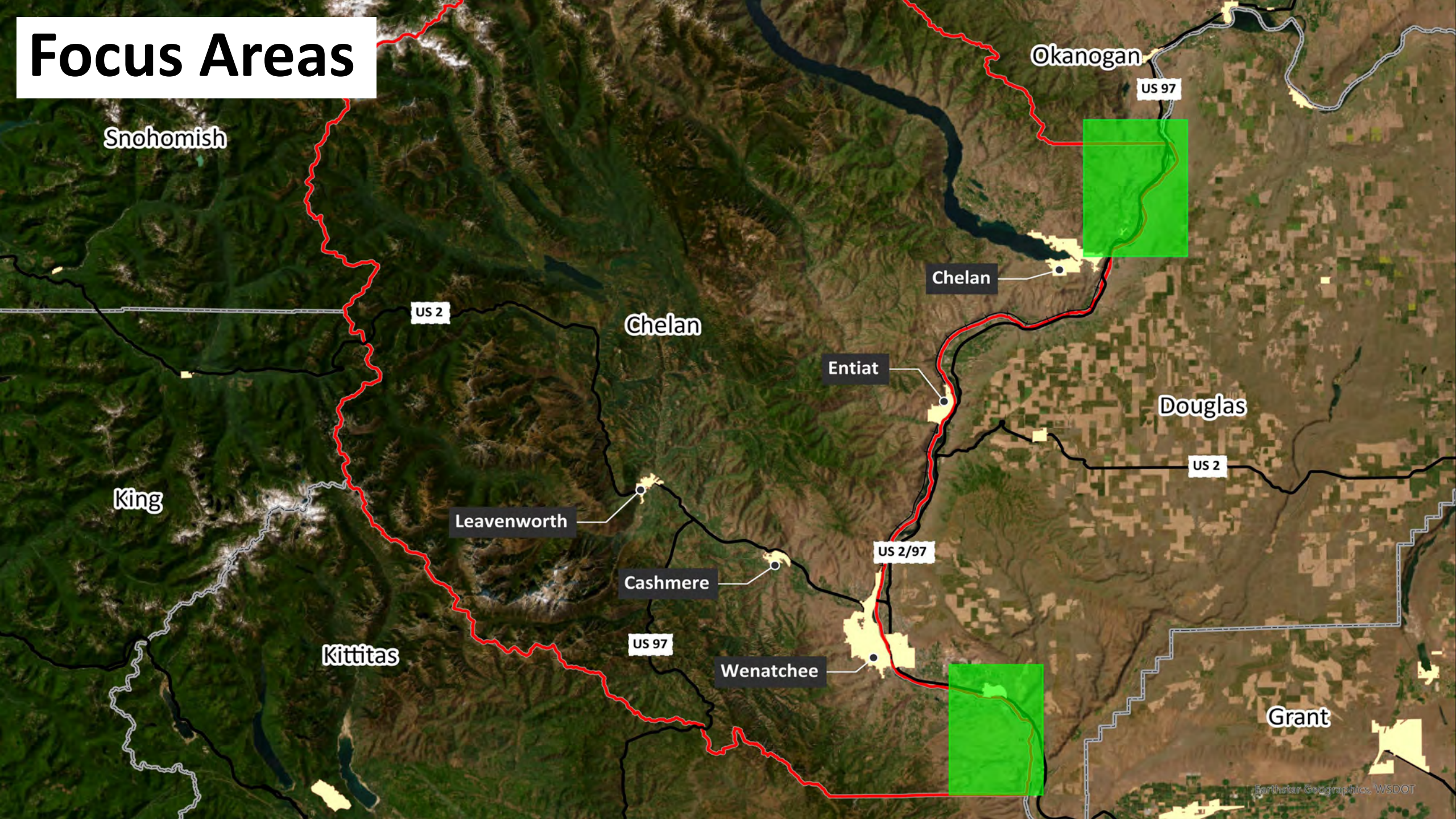


# Assumptions

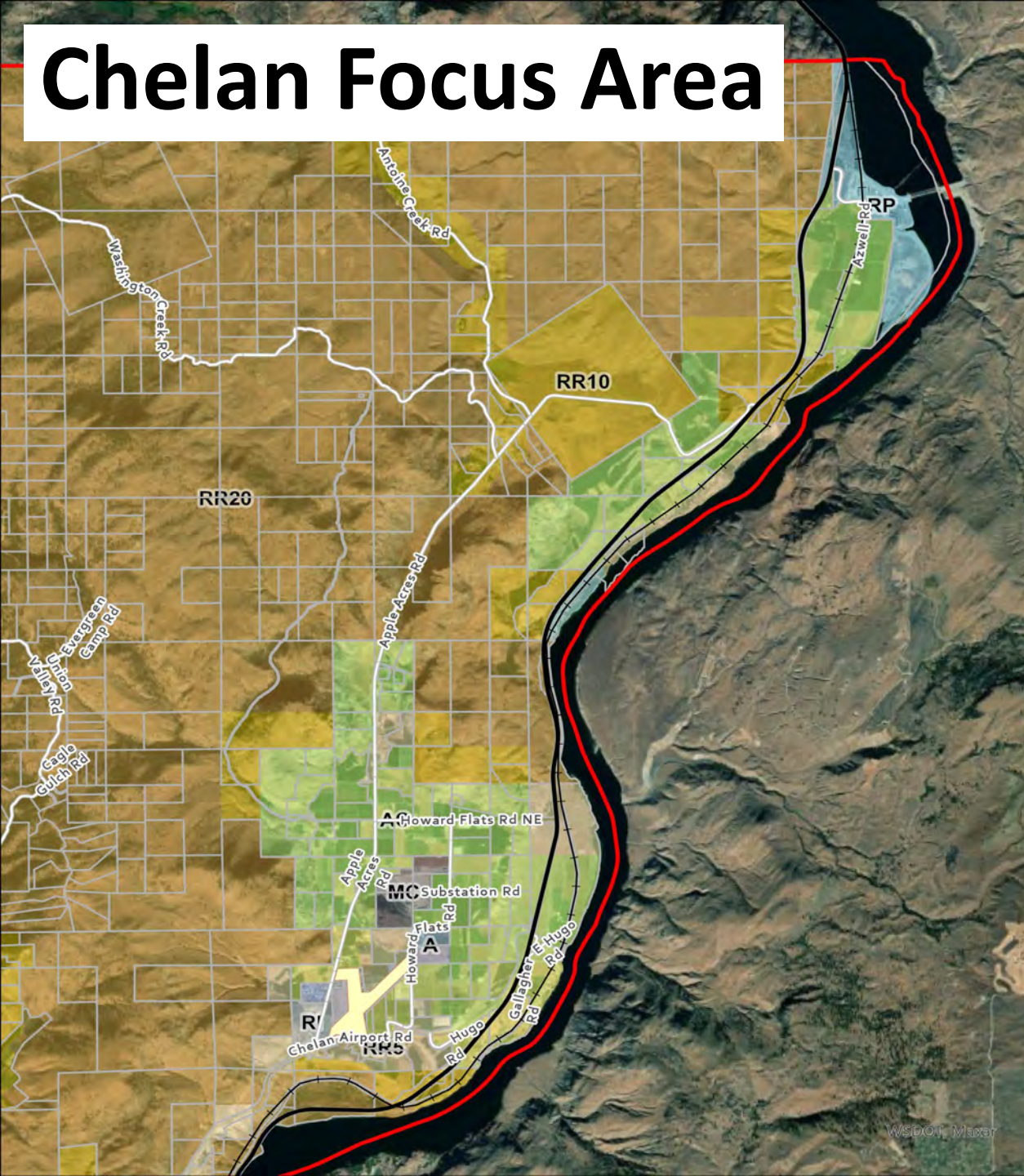
- Analysis based on current land uses and zoning
- Geohazards and shrubsteppe impacts can be mitigated
- No sites affect Golden Eagle habitat
- Power availability based on comments received from Chelan PUD
- Rail availability based on proximity to railroad tracks



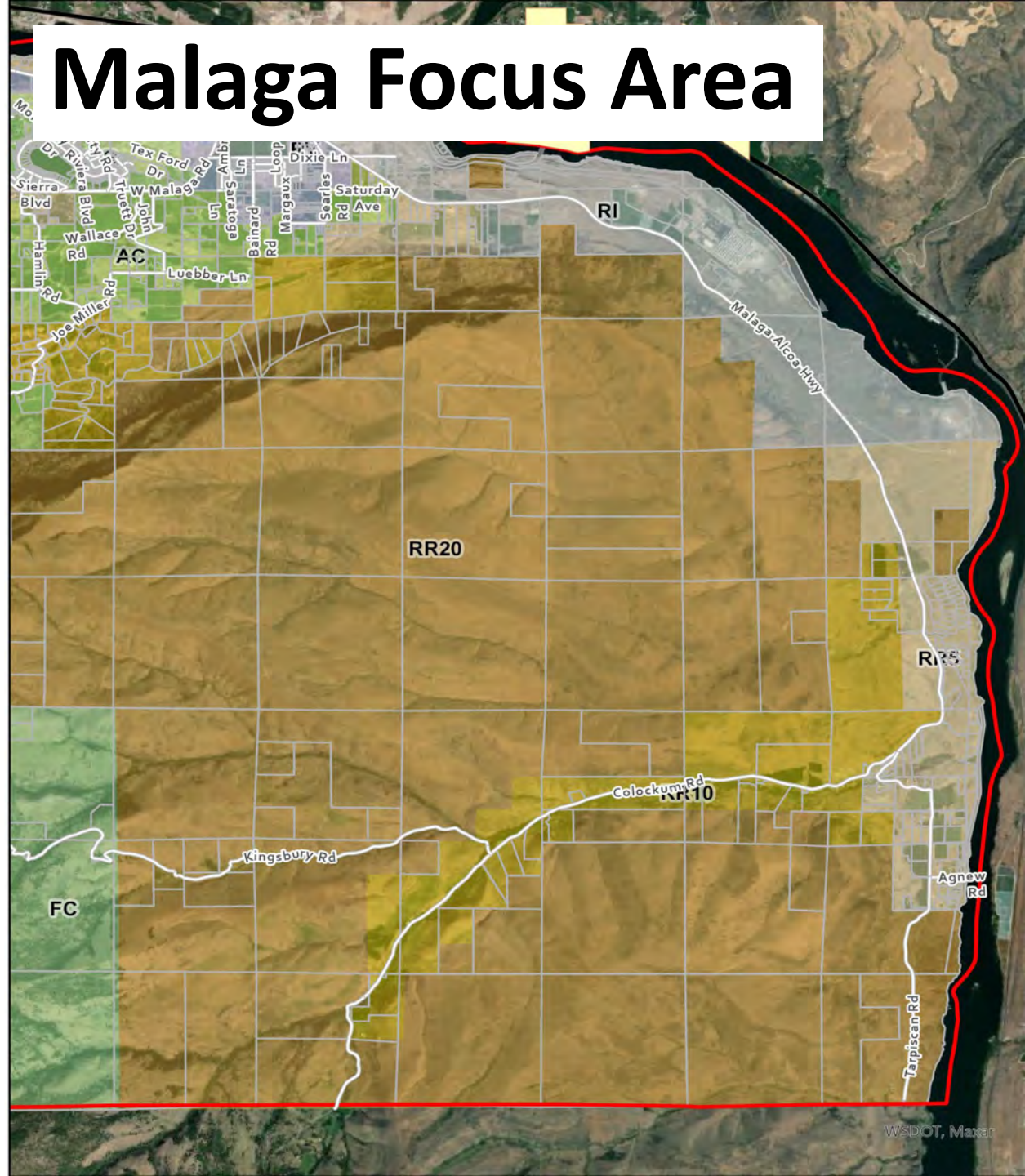
# Focus Areas



# Chelan Focus Area



# Malaga Focus Area





# Siting Criteria

1. Proximity to publicly maintained roads
2. Zoning
3. Usable acreage (excluding steep slopes, wetlands, etc)
4. Obvious use restrictions (parks, wildlife areas, etc)
5. Developed parcels or parcels surrounded by residential development





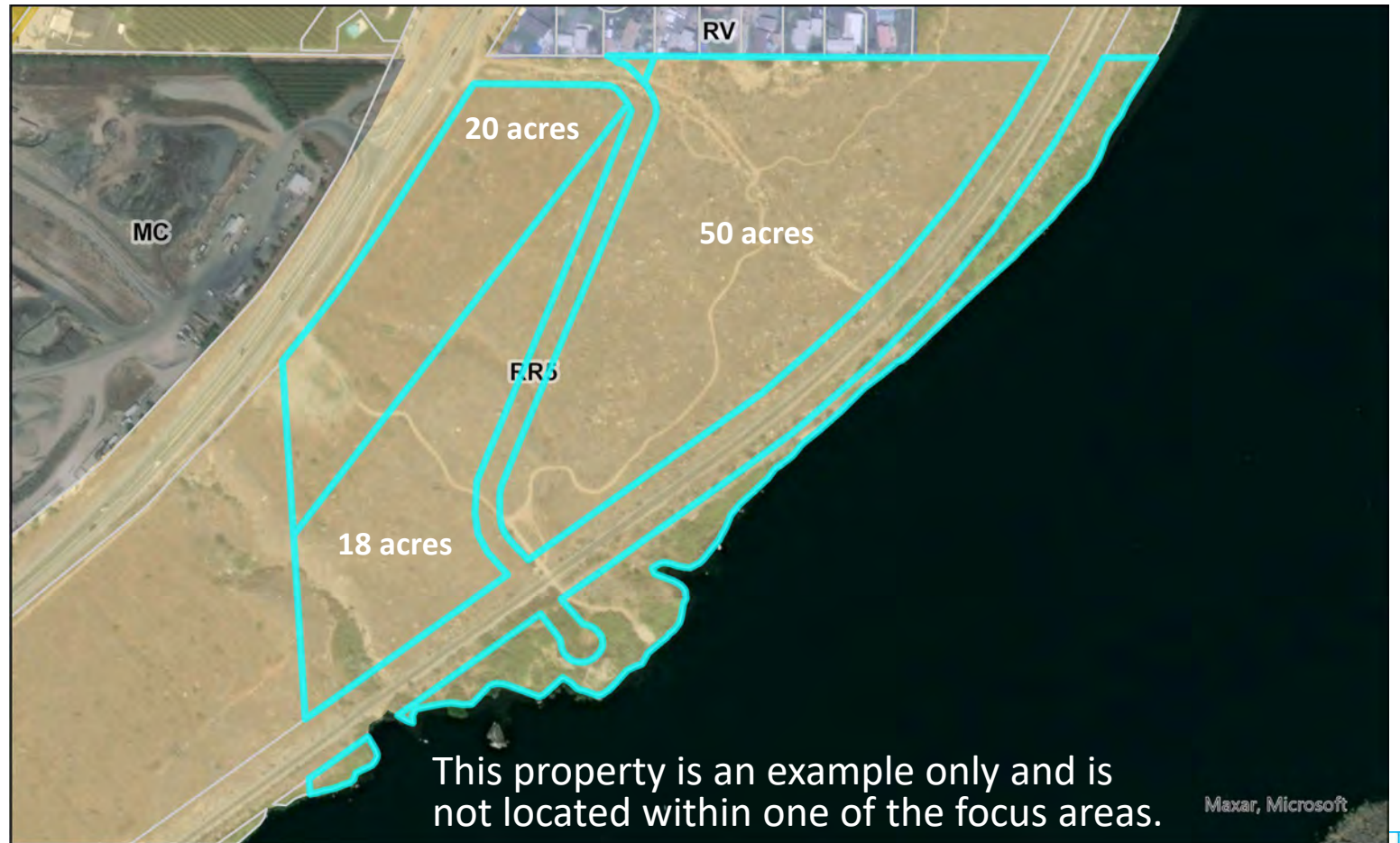
# Scoring Criteria

Criteria	5 points	3 points	1 point
<b>Zoning</b>	RI (forest products processing facility allowed outright)	RR20, RR10, RR5, RP, AC, FC, MC (forest products processing facility allowed with a conditional use permit)	Site would require comp plan amendment to change zoning
<b>Acreage</b>	100+ usable acres for combined uses at one location (can be multiple parcels under same ownership)	60 to 100 usable acres (can be multiple parcels under same ownership)	40-45 acre minimum for sawmill and 12-20 acre minimum for mass timber for split site
<b>Topography</b>	Usable acreage is flat or rolling	Usable acreage is mixed topography, but enough natural or gradable flat area for project	Overly steep or overly rocky terrain
<b>Transportation</b>	Direct access or less than one mile to State Highway	Direct access to county road with 12-month use	Other access conditions
<b>Power Infrastructure to provide 4 MW</b>	Power infrastructure exists on site	Power infrastructure exists in the area	Power infrastructure does not exist in area
<b>Rail</b>	Available at or adjacent to the site	Available within 1 mile of the site	Greater than 1 mile from the site
<b>Adjacent land uses</b>	Currently vacant/fallow (industrial/buffered)	Agricultural or commercial only	Low density residential
<b>Current land uses</b>	Currently vacant/fallow	Mixed vacant/ag/industrial	Currently agricultural/residential/industrial
<b>Critical Areas (wetland, floodplain, stream, habitat, landslide, erosion, seismic)</b>	100+ usable acres outside of wetland, floodplain, and fish and wildlife habitat critical areas; other critical areas can be mitigated	60 to 100 usable acres outside of wetland, floodplain, and fish and wildlife habitat critical areas; other critical areas can be mitigated	Critical areas may be impacted; further investigation required
<b>Ownership</b>	Single owner	Two owners	Three or more owners



# Review Process Example

Criteria	Description	Points
Zoning	RR5 – requires conditional use permit	3
Acreage	88 acres total	3
Topography		
Transportation	Direct access to US 97A	5
Power Infrastructure to provide 4 MW	Power infrastructure exists in the area	3
Rail	Rail is adjacent to site	5
Adjacent land uses	Adjacent to higher density residential.	1
Current land uses	Vacant	5
Critical Areas		
Ownership	Two owners	3







# Review Process Example

Criteria	Description	Points
<b>Zoning</b>	RR5 – requires conditional use permit	3
<b>Acreage</b>	88 acres total	3
<b>Topography</b>	Mixed topography, with some slopes 10-15%	3
<b>Transportation</b>	Direct access to US 97A	5
<b>Power Infrastructure to provide 4 MW</b>	Power infrastructure exists in the area	3
<b>Rail</b>	Rail is adjacent to site	5
<b>Adjacent land uses</b>	Adjacent to higher density residential.	1
<b>Current land uses</b>	Vacant	5
<b>Critical Areas</b>	Stream and shoreline	3
<b>Ownership</b>	Two owners	3





# Review Process Example

Criteria	Description	Points
Zoning	RR5 – requires conditional use permit	3
Acreage	88 acres total	3
Topography	Mixed topography, with some slopes 10-15%	3
Transportation	Direct access to US 97A	5
Power Infrastructure to provide 4 MW	Power infrastructure exists in the area	3
Rail	Rail is adjacent to site	5
Adjacent land uses	Adjacent to higher density residential.	1
Current land uses	Vacant	5
Critical Areas	Stream and shoreline	3
Ownership	Two owners	3
<b>TOTAL</b>		<b>34</b>





# Results – Chelan Focus Area

Area	Score	Further Analysis Recommended
<b>Chelan Focus Area</b>		
1	40	Further analysis could be conducted to determine power availability
2	32	No
3	28	No
4	20	No
5	40	No

- Direct highway access
- Lack of power availability and rail service
- Smaller parcels with more development





# Results – Malaga Focus Area

Area	Score	Further Analysis Recommended
<b>Malaga Focus Area</b>		
6	29	No, unless a small site is desired
7	35	Yes, to explore partnership opportunities
8	44	Yes
9	46	Yes
10	42	Yes

- Power availability
- Larger parcels with less development and industrial zoning
- Existing services for industrial area
- Many known archeological sites

