



CHELAN COUNTY

Department of Community Development
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SEPA NOTICE ISSUANCE OF DETERMINATION OF NON-SIGNIFICANCE (DNS)

Date of Issuance: October 12, 2022

Lead Agency: Chelan County Department of Community Development

Agency Contact: Deanna Walter, Interim Community Development Director
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File Number: 2022 Docket #5

Project Description: The Board of County Commissioners has requested text amendments to the Chelan County Comprehensive Plan and County Code to facilitate the creation of a business incubator on publicly owned property. This includes: 1) proposed amendments to the Chelan County Comprehensive Plan to create a new policy in direct support of allowing this use on publicly owned property, and 2) amendments to the Chelan County Code to define the business incubator use and the zoning and conditions under which this use may be permitted.

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. We have reviewed the attached Environmental Checklist.

This determination is based on the following findings and conclusions:

The business incubator use would be limited to publicly owned parcels in specific zones. Business incubator uses in the AC zone would comply with requirements in RCW 36.70A.177. The submittal of a site design plan would be required, which would address and mitigate impacts such as parking, noise, lighting, odor, drainage, critical areas, and traffic impacts. The use would operate on a seasonal basis with limited hours. Any future business incubator use must comply with the Chelan County Code, including, but not limited to, zoning (Title 11), shoreline master program regulations (Chapter 13.22 CCC), flood hazard development (Chapter 3.20 CCC), critical areas regulations (Chapters 11.77 to 11.86 CCC), and stormwater regulations (Chapter 13.18 CCC).

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

Responsible Official: Deanna Walter, Interim Director / SEPA Responsible Official

Address: Chelan County Department of Community Development
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Signature: Deanna Walter
Deanna Walter, SEPA Responsible Official

Date: 10/12/22

SEPA Environmental Checklist

Chelan County

2022 Comprehensive Plan Docket and Code Update – Business Incubator

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:*

2022 Comprehensive Plan Docket and Code Update – Business Incubator

2) *Name of applicant:*

Chelan County

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

Deanna Walter

Interim Community Development Director / Chelan County Assessor

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Wenatchee, WA 98801

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4) *Date checklist prepared:*

October 4, 2022

5) *Agency requesting checklist:*

Chelan County – Department of Community Development

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

The Comprehensive Plan and Chelan County Code is to be amended by the end of 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.*

This proposal would enable the creation of a business incubator use on public land. Any future construction relating to this proposal would be subject to the building permit and conditional use permit process.

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.*

None known.

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

This proposal is to update the Comprehensive Plan and Chelan County Code to allow for business incubator uses on public land. Per Chelan County Code Chapter 14.04, the Planning Commission

and the Board of County Commissioners will review and consider the proposed amendments. Any future permitting for construction is subject to the building permit and conditional use permit process.

- 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.)

This proposal, as part of the 2022 Comprehensive Plan Docket, would add policy language in support of the creation of a business incubator on public property. It would also include updates to the Chelan County Code to create a definition for “business incubator” and conditionally allow the business incubator use in the RR20, RR10, RR5, RR2.5, RW, RRR, RV, and AC zones on publicly owned parcels over 10 acres in size.

A business incubator use could include features such as a commercial kitchen and other shared work space, a seasonal market or food truck area, and entrepreneurship education programming. Produce or food products or crafts would be a focus, similar to agricultural produce stands or farmers markets, but be located in a defined location(s) on public lands sized appropriately for the activities and access.

- 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.

This Comprehensive Plan text amendment is a non-project action and would enable the creation of a business incubator on public land throughout Chelan County; the policy and criteria would limit the eligible public sites based on size of public lands that are at least 10 acres in size.

B. Environmental Elements

1. Earth

a. General description of the site:

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

Chelan County contains varying topography.

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

Chelan County contains steep slopes over 40% in some locations. Any future business incubator project would be subject to the conditional use permit and building or fire permit process, including any required review of critical areas.

- 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.

Soil types vary throughout Chelan County. Any future business incubator project would be reviewed for soil types as required at the time of permit application. As proposed, if a business incubator use were located in the AC zone, it would be required to be an accessory use to agriculture, be less than one acre in area, and meet other requirements in RCW 36.70A.177.

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

Not applicable—this is a non-project action. Any future business incubator project would be reviewed for critical areas, including landslide hazard areas (CCC 11.86.020), as required at the time of permit application.

- 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—this is a non-project action and no filling, excavation, or grading will occur. Any filling, excavation, or grading for a future business incubator project would be reviewed as required at the time of permit application.

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

Not applicable—this is a non-project action and no clearing, construction, or use is proposed at this time. It is anticipated that the future use would primarily occur in temporary structures or outdoors seasonally. Public lands may already have defined parking areas, and places for vendor booths; or if created could result in grading and erosion; this would be subject to County review by Public Works. Construction projects must comply with stormwater runoff control requirements outlined Chapter 13.18 CCC.

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

Not applicable—this is a non-project action and no construction is proposed at this time. Any future construction will be subject to the development standards in the Chelan County Code, including stormwater management requirements in Chapters 13.16 and 13.18 CCC.

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

Not applicable—this is a non-project action and no erosion impacts will occur. Any future business incubator project would be reviewed for erosion impacts via critical areas regulations, or development permit review (e.g. parking, stormwater) and measures as required at the time of permit application. Applicable codes include but are not limited to: Chapter 13.18 CCC, Construction and Post-Construction Stormwater Runoff Control Program, Chapter 11.86 CCC Geologically Hazardous Areas Overlay District (GHOD). Conditions for the conditional use permit for this use include the submittal of a site design plan, which would review and describe mitigation for critical areas.

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.

Not applicable—this is a non-project action and no emissions to air will occur. Any future business incubator project would be reviewed for emissions impacts as required at the time of permit application.

It is anticipated that the use would primarily occur in temporary structures or outdoors seasonally. Produce or food products or crafts would be a focus, similar to agricultural produce stands or farmers markets, but be located in a defined location(s) on public lands sized appropriately for the activities and access. Vendors and visitors would likely drive to the site and emissions could occur from cars. Public lands may already have defined parking areas, and places for vendor booths; or if created could result in grading and erosion; this would be subject to County review by Public Works.

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

Not applicable—this is a non-project action not specific to any individual site. Any future business incubator project would be reviewed for any emissions or odor impacts as required at the time of permit application. Typical odors in the County could come from agricultural or industrial operations.

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

Not applicable—this is a non-project action with no emissions or impacts to air. Any future business incubator project would be reviewed for any emissions impacts and measures as required at the time of permit application. Public Works Department review of parking areas to ensure they are designed/operated to limit dust or erosion, and vendor review by the Fire Marshall and Chelan-Douglas Health District should help ensure appropriate location of activities and equipment.

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.*

Chelan County contains many surface water bodies, including streams, lakes, ponds, and wetlands. This is a non-project action—any future related projects will be reviewed in the context of nearby water bodies and critical areas (including wetlands, frequently flooded areas, and fish habitat conservation areas) as required at the time of permit application.

- 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—this is a non-project action. Any future business incubator project would be reviewed for water impacts and impacts to critical areas as required at the time of permit application. It is unlikely that work would be need over or in a water body to create a business incubator use. Any future project would meet buffer requirements, including critical area buffers described in Chapters 11.78 and 11.80 CCC.

- 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—this is a non-project action and no fill or dredge material will be placed in or removed from surface water or wetlands. Any future business incubator project would be reviewed for water body impacts as required at the time of permit application. It is unlikely that fill or dredge material would be placed in or removed from water bodies to create a business incubator use.

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

Not applicable—this is a non-project action with no surface water withdrawals or diversions. Any future business incubator project would be reviewed for water body impacts as required at the time of permit application. Based on the intent of the business incubator use, surface water withdrawals or diversions are unlikely to be proposed.

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

Not applicable—this is a non-project action. Any future business incubator project will be reviewed for critical areas, including the 100-year floodplain, as required at the time of permit application and will be required to comply with Chapter 3.20 CCC (Flood Hazard Development).

- 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—this is a non-project action. Any future business incubator project would be reviewed for water body impacts as required at the time of permit application. This includes consistency with County shoreline master program regulations (Chapter 13.22 CCC), critical areas

regulations (11.77 to 11.86 CCC), stormwater regulations (Chapter 13.18 CCC Construction and Post-Construction Stormwater Runoff Control Program).

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—this is a non-project action. The County critical aquifer recharge area regulations are evaluated at time of development permits. See County disclosure forms intended to ensure regulations are met: http://www.co.chelan.wa.us/files/community-development/documents/apps_form/Additional/aquifer.pdf.

- 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—this is a non-project action. Any future business incubator project would be reviewed for waste discharge and septic system size as required at the time of permit application. Septic systems in Chelan County are required to receive design and construction approval from the Chelan-Douglas Health District.

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.*

Not applicable—this is a non-project action. Any future business incubator project would be reviewed for water runoff impacts required at the time of permit application. County regulations would apply, including stormwater regulations (Chapter 13.18 CCC Construction and Post-Construction Stormwater Runoff Control Program).

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

Not applicable—this is a non-project action. Any future business incubator project would be reviewed for water runoff impacts required at the time of permit application. County regulations would apply, including Chapter 13.18 CCC Construction and Post-Construction Stormwater Runoff Control Program.

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

Not applicable—this is a non-project action. Any future business incubator project would be reviewed for impacts to drainage patterns as required at the time of permit application. County regulations would apply, including Chapter 13.18 CCC Construction and Post-Construction Stormwater Runoff Control Program.

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

Not applicable—this is a non-project action. Any future business incubator project would be reviewed for impacts to drainage patterns and measures as required at the time of permit application. See 11.82 CCC Aquifer Recharge Areas Overlay District (AROD) and Chapter 13.18 CCC Construction and Post-Construction Stormwater Runoff Control Program.

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

Chelan County contains many types of vegetation, including those listed above.

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

Not applicable—this is a non-project action. Any future business incubator project would be reviewed for impacts to vegetation and measures as required at the time of permit application. Proposed conditional use permit criteria and development permit review would ensure consistency with County requirements with fish and wildlife habitat protection standards and landscape standards.

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

Not applicable—this is a non-project action. Landscaping for any future business incubator would be reviewed as required at the time of permit application.

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

Not applicable—this is a non-project action. Any future business incubator project would be reviewed for impacts to vegetation and measures as required at the time of permit application. Codes that may apply include but are not limited to: Chapter 11.78 CCC Fish and Wildlife Habitat Conservation Areas Overlay District (FWOD) and Chapter 15.50 CCC Landscape Standards.

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

Not applicable—this is a non-project action. Any future business incubator project would be reviewed for noxious weeds as required at the time of permit application. 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 _____

A variety of birds, mammals, and fish can be found in Chelan County. Individual projects will be reviewed for impacts to animals as required at the time of permit application.

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

This is a non-project action relating to many sites throughout Chelan County. Any future business incubator project will be reviewed for impacts to threatened and endangered species as required at the time of permit application.

The Washington Department of Fish and Wildlife Priority Habitats and Species 2022 List for Chelan County includes 12 priority habitats and more than 60 species, including several designated “endangered” by the State: the American White Pelican, Columbian Sharp-tailed Grouse, Northern Spotted Owl, Fisher, Gray Wolf, and Grizzly Bear.

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

Chelan County is within the Pacific Flyway. The Columbia River, located along the east border of Chelan County, is a migration route for anadromous salmonids.

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

Not applicable—this is a non-project action. Any future business incubator project will be reviewed for impacts to wildlife and measures as required at the time of permit application.

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

Not applicable—this is a non-project action. Any future business incubator project will be reviewed for invasive species as required at the time of permit application.

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.

Not applicable—this is a non-project action. Any future business incubator project will be reviewed for energy needs as required at the time of permit application.

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

Not applicable—this is a non-project action. Any future business incubator project will be reviewed for impacts to solar as required at the time of permit application. Zone-based development standards would continue to apply. Heights are limited to 35 feet in most districts. Development is unlikely to interfere with solar use.

- 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:

Not applicable—this is a non-project action. Any future business incubator project will be reviewed for energy impacts and measures as required at the time of permit application.

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—this is a non-project action. Any future business incubator project will be reviewed for environmental health hazards as required at the time of permit application.

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

Not applicable—this is a non-project action. Any future business incubator project will be reviewed for possible site contamination as required at the time of permit application.

- 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—this is a non-project action. Any future business incubator project will be reviewed for any existing hazardous chemicals/conditions as required at the time of permit application.

- 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—this is a non-project action. Any future business incubator project will be reviewed for any toxic or hazardous chemicals as required at the time of permit application.

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

Not applicable—this is a non-project action. Any future business incubator project will be reviewed for any special emergency services needs and fire code compliance as required at the time of permit application.

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

Not applicable—this is a non-project action. Any future business incubator project will be reviewed for any environmental health hazards and measures as required at the time of permit application.

b. Noise

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

Noise conditions vary throughout Chelan County. Any future business incubator project will be reviewed for any impacts from noise as required at the time of permit application.

- 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 applicable—this is a non-project action. Any future business incubator project will be reviewed for any noise impacts as required at the time of permit application. As proposed, a business incubator use is not expected to have substantial noise impacts, as it would emphasize food and small craft production. Proposed permit conditions also include submittal of a site design plan that would address noise, among other impacts.

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

Not applicable—this is a non-project action. Any future business incubator project will be reviewed for any noise impacts and measures as required at the time of permit application. The conditional use permit process would require submittal of a site design plan, which would include any mitigation measures needed. As proposed, the business incubator use would be limited to seasonal use with limited days and hours.

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.*

Not applicable—this is a non-project action. Eligible parcels for a business incubator, as defined by this non-project action, have varying current uses and adjacent uses.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Some areas throughout Chelan County have been or are currently used as working farmlands and forest lands. This is a non-project action and does not relate to a specific site. Any future business incubator project will be reviewed for farm and forest land impacts as required at the time of permit application. As proposed, if a business incubator use were to be in the AC zone, it would have to be an accessory use to agriculture, be less than one acre in area, and meet other requirements in RCW 36.70A.177. There are currently limited sites that are in the AC zone and publicly owned.

- 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—this is a non-project action. Any future business incubator project will be reviewed for farm and forest land business impacts as required at the time of permit application. As proposed, if a business incubator use were to be in the AC zone, it would have to be an accessory use to agriculture, be less than one acre in area, and meet other requirements in RCW 36.70A.177. Required setbacks are also proposed (50-feet, or 100-feet if adjacent to agricultural uses).

- c. Describe any structures on the site.

Not applicable—this is a non-project action. Any future business incubator project will be reviewed for impacts to existing structures as required at the time of permit application.

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

Not applicable—this is a non-project action. Any future business incubator project will be reviewed for impacts to existing structures as required at the time of permit application.

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

Not applicable—this is a non-project action. Eligible parcels for a business incubator, as defined by this non-project action, are located throughout Chelan County and have varying zoning classifications. As proposed, the publicly-owned parcels in the following zones may be eligible for a business incubator use: RR20, RR10, RR5, RR2.5, RW, RRR, RV, and AC.

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

Not applicable—this is a non-project action. Eligible parcels for a business incubator, as defined by this non-project action, are located throughout Chelan County and have varying comprehensive plan designations. As proposed, the publicly-owned parcels in the following comprehensive plan

designations may be eligible for a business incubator use: RR20, RR10, RR5, RR2.5, RW, RRR, RV, and AC

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

Not applicable—this is a non-project action. Eligible parcels for a business incubator, as defined by this non-project action, are located throughout Chelan County and have varying shoreline master program designations. The RW zone is included in the proposed list of zones so some eligible properties may be subject to shoreline master program regulations.

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

Not applicable—this is a non-project action. Eligible parcels for a business incubator, as defined by this non-project action, are located throughout Chelan County and will be reviewed for critical areas as required at the time of permit application. Critical areas regulations are found in Chapters 11.77, 11.78, 11.80, 11.82, 11.84, and 11.86 CCC. Conditions for the conditional use permit for this use include the submittal of a site design plan, which would review and describe mitigation for critical areas.

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

If implemented, a business incubator use would not include any residents. The number of people working at the business incubator is unknown at this time. Any persons working onsite would only do so on a seasonal and part-time basis.

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

Not applicable—this is a non-project action. Any future business incubator project will be reviewed for any displacement impacts as required at the time of permit application.

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

Not applicable—this is a non-project action. Any future business incubator project will be reviewed for any measures to avoid displacement impacts as required at the time of permit application.

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

Not applicable—this is a non-project action. Any future business incubator project will be reviewed for land use compatibility as required at the time of permit application. Conditions for the conditional use permit for this use include the submittal of a site design plan, which would review and describe mitigation for any impacts on nearby land uses. As proposed, the business incubator use would also operate seasonally with limited hours, which would mitigate impacts. Required setbacks are also proposed (50-feet, or 100-feet if adjacent to agricultural uses).

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

As proposed, if a business incubator use were to be in the AC zone, it would have to be an accessory use to agriculture, be less than one acre in area, and meet other requirements in RCW 36.70A.177. Conditions for the conditional use permit for this use include the submittal of a site design plan, which would review and describe mitigation for any impacts on nearby land uses. Required setbacks are also proposed (50-feet, or 100-feet if adjacent to agricultural uses).

9. Housing

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

Not applicable—no housing units would be included as part of the business incubator use.

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

Not applicable—this is a non-project action and no units will be eliminated. Any future business incubator project will be reviewed for impacts to housing as required at the time of permit application. It is unlikely that a business incubator use would have impacts to housing, as it would only be conditionally allowed on publicly-owned parcels, and the County has an interest in conserving existing housing stock. The minimum parcel size of 10 acres would also likely limit any impacts to housing.

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

Not applicable—this is a non-project action and no units will be eliminated. Any future business incubator project will be reviewed for impacts to housing and measures as required at the time of permit application. It is unlikely that a business incubator use would have impacts to housing, as it would only be conditionally allowed on publicly-owned parcels, and the County has an interest in conserving existing housing stock.

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?

Not applicable—this is a non-project action and no structures are proposed. Any future business incubator project will be reviewed for height impacts as required at the time of permit application. No changes to zone heights are proposed and the current maximum height is 35 feet.

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

Not applicable—this is a non-project action and no views will be altered. Any future business incubator project will be reviewed for height impacts as required at the time of permit application.

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

Not applicable—this is a non-project action and no aesthetic impacts will occur. Any future business incubator project will be reviewed for aesthetic impacts and measures as required at the time of permit application.

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—this is a non-project action and will not produce any light or glare. Any future business incubator project will be reviewed for light and glare impacts as required at the time of permit application. Activities would largely be daytime and seasonal. Materials for permanent or temporary buildings will match County code requirements. The size of properties and limited eligibility are anticipated to limit potential for light and glare impacts.

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

Not applicable—this is a non-project action and will not produce any light or glare. Any future business incubator project will be reviewed for light and glare impacts as required at the time of permit application.

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

Not applicable—this is a non-project action and eligible parcels for a business incubator, as defined by this proposal, are located at various locations, with various existing off-site sources of light and glare. Any future business incubator project will be reviewed for light and glare impacts as required at the time of permit application.

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

Not applicable—this is a non-project action and no light or glare impacts will occur. Any future business incubator project will be reviewed for light and glare impacts and measures as required at the time of permit application. Conditions for the conditional use permit for this use include the submittal of a site design plan, which would review and describe mitigation for lighting impacts.

12. Recreation

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

Not applicable—this is a non-project action. Any future business incubator project will be reviewed for recreational impacts at the time of permit application.

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

Not applicable—this is a non-project action and no existing recreational uses will be displaced.

Eligible parcels for a business incubator, as defined by this proposal, are located at sites throughout Chelan County and will be reviewed for recreational impacts at the time of permit application. If located in a park or other recreational parcel, the business incubator use would be intended to support recreational uses. The business incubator use would also be seasonal with limited hours.

- 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—this is a non-project action and no existing recreational uses will be displaced. Any future business incubator project will be reviewed for recreational impacts and measures at the time of permit application.

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.

Not applicable—this is a non-project action. Any future business incubator project will be reviewed for cultural and historic preservation impacts at the time of permit application.

- 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.

Not applicable—this is a non-project action. Eligible parcels for a business incubator, as defined by this proposal, are located at sites throughout Chelan County and will be reviewed for cultural and historic preservation impacts as required at the time of permit application. The Washington Department of Archeology and Historic Preservation WISAARD Map predictive model shows varying levels of risk for archeological resources throughout Chelan County, from “low risk” to “very high risk.”

- 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.

Not applicable—this is a non-project action. Eligible parcels for a business incubator, as defined by this proposal, are located at sites throughout Chelan County and will have varying levels of risk of impacts to cultural and historic resources.

- 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.

Not applicable—this is a non-project action. Any future business incubator project will be reviewed for cultural and historic preservation impacts and measures as required at the time of permit application. Future SEPA review would include notice and review by tribes and state agencies. Properties located in the shoreline jurisdiction would follow Shoreline Master Program cultural resources policies and code.

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.

Not applicable—this is a non-project action. Eligible parcels for a business incubator, as defined by this proposal, are located at sites throughout Chelan County with different transportation contexts.

- 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—this is a non-project action. Eligible parcels for a business incubator, as defined by this proposal, are located at sites throughout Chelan County with different public transit contexts.

- 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—this is a non-project action and no parking spaces are proposed or eliminated. Any future business incubator project will be reviewed for parking impacts as required at the time of permit application. Conditions for the conditional use permit for this use include the submittal of a site design plan, which would review and describe mitigation for parking impacts. Off-street parking will meet the minimum standards set in CCC 11.90.060.

- 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).

Not applicable—this is a non-project action and no parking spaces are proposed or eliminated. Any future business incubator project will be reviewed for required transportation improvements at the time of permit application. Conditions for the conditional use permit for this use include the submittal of a site design plan, which would review and describe mitigation for traffic impacts. Any improvements will comply with the development standards described in Chapter 15.30 CCC.

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

Not applicable—this is a non-project action. Any future business incubator project will be reviewed for impacts to water, rail, or air transportation as required at the time of permit application.

- 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—this is a non-project action. Any future business incubator project will be reviewed for vehicular trip volumes as required at the time of permit application.

- 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—this is a non-project action that will have no impacts on the movement of agricultural and forest products. Any future business incubator project will be reviewed for any such impacts as required at the time of permit application.

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

Not applicable—this is a non-project action. Any future business incubator project will be reviewed for any transportation impacts and measures as required at the time of permit application. Conditions for the conditional use permit for this use include the submittal of a site design plan, which would review and describe mitigation for traffic impacts.

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.

Not applicable—this is a non-project action. Any future business incubator project will be reviewed for any public services impacts as required at the time of permit application. Future projects would also comply with the fire code and fire marshal review (CCC 3.04.080), as well as applicable Chelan-Douglas Health District review.

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

Not applicable—this is a non-project action. Any future business incubator project will be reviewed for any public services impacts and measures as required at the time of permit application. Future

projects would also comply with the fire code and Fire Marshal review, as well as applicable Chelan-Douglas Health District review.

16. Utilities

a. Circle utilities currently available at the site:

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

Not applicable—this is a non-project action. Eligible parcels for a business incubator, as defined by this proposal, are located at various sites throughout Chelan County with varying utility access. Future permit review would ensure that proposed parcels have adequate utilities to match the temporary, seasonal use. Chelan-Douglas Health District would review proposed on-site septic facilities and wells as needed.

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—this is a non-project action. Any future business incubator project will be reviewed for any necessary utilities as required at the time of application.

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?*

The proposed amendments to the Comprehensive Plan and Chelan County Code would not likely result in an increased discharge to water, emissions to air, or release of hazardous substances. Any noise produced by a business incubator use would likely be minimal, as the intent is to provide space for food and small handcraft production. Water, emissions, toxic substances, and noise impacts would be reviewed in more detail at the time of conditional use permit application.

Proposed measures to avoid or reduce such increases are:

The conditional use permit process would apply to the business incubator use, for which the approval criteria includes:

“(8) Noise, light, heat, steam, erosion, water quality, glare, odors, air pollution, smoke, wastes, dust, vibration, electrical disturbance, physical hazards and related impacts on adjacent properties and to the vicinity can be mitigated or avoided.” (CCC 11.93.040(8))

Conditions for the conditional use permit for this use include the submittal of a site design plan, which would review and describe mitigation for emissions, odor, and noise impacts.

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:

The conditional use permit process would apply to the business incubator use, for which the approval criteria includes:

“(4) Detrimental impacts on the natural environment and productive use of surrounding natural resource lands can be mitigated or avoided.” (CCC 11.93.040(4))

Conditions for the conditional use permit for this use include the submittal of a site design plan, which would review and describe mitigation for critical areas.

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:

The conditional use permit process would apply to the business incubator use, for which the approval criteria includes:

“(7) A finding shall be made that adequate provisions have been provided for roads, ingress and egress, stormwater, parking and loading, domestic and irrigation water, sanitary facilities, power, fire protection, and other necessary facilities, improvements or services consistent with the requirements of Titles 11 and 15 of the Chelan County Code. Primitive or forest service roads may be considered appropriate access as provided in Section 11.88.070.” (CCC 11.93.040(7))

- 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. If located in a County park, the business incubator use is intended to compliment recreational uses.

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

Any future construction associated with a business incubator use would be required to comply with Chelan County critical areas regulations. The conditional use permit process would also apply to the business incubator use, for which the approval criteria includes:

“(4) Detrimental impacts on the natural environment and productive use of surrounding natural resource lands can be mitigated or avoided.” (CCC 11.93.040(4))

Conditions for the conditional use permit for this use include the submittal of a site design plan, which would review and describe mitigation for critical areas.

- 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. As a “community facility” on publicly owned property, the business incubator use is consistent with zone intents as detailed in CCC 11.06.020. Any proposed business incubator uses in shoreline jurisdiction would be subject to Shoreline Master Program requirements.

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

The proposed amendments would be regulated through the conditional use permit process, building permit process, and/or code enforcement to address potential impacts.

Approval criteria for a conditional use permit includes:

“(3) Compatibility with the adjacent uses and the protection of the character of the surrounding area.” (CCC 11.93.040(3))

As proposed, all business incubator uses would also be required to meet a minimum setback and would be operated on a seasonal basis with limited hours. Conditions for the conditional use permit for this use include the submittal of a site design plan, which would review and describe mitigation for various impacts to surrounding land uses, such as traffic, noise, lighting, and odor. Limited parcels would be eligible for the business incubator use due to parcel size and public ownership requirements.

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

The proposed amendments will not directly result in impacts. Any future business incubator 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:

The conditional use permit process would apply to the business incubator use, for which the approval criteria includes:

“(5) No conditional use permit shall be issued without a written finding that:

(A) After adequate opportunity for review and comment, all providers of water, sewage disposal, schools, and fire/police protection serving the development have issued a letter that adequate capacity exists or arrangements have been made to provide adequate services for the development.

(B) No county facilities will be reduced below adopted levels of service as a result of the development.”

and;

“(7) A finding shall be made that adequate provisions have been provided for roads, ingress and egress, stormwater, parking and loading, domestic and irrigation water, sanitary facilities, power, fire protection, and other necessary facilities, improvements or services consistent with the requirements of Titles 11 and 15 of the Chelan County Code. Primitive or forest service roads may be considered appropriate access as provided in Section 11.88.070.”

(CCC 11.93.040)

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.



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
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10/10/2022

Ms. Deanna Walter
Interim Assisant Director
Chelan County
316 Washington Street Suite 301
Wenatchee, WA 98801

Sent Via Electronic Mail

Re: Chelan County--2022-S-4415--60-day Notice of Intent to Adopt Amendment

Dear Ms. Walter:

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 2022 Docket with Comprehensive Plan text and map amendments and amendments to the Zoning Code.

We received your submittal on 10/10/2022 and processed it with the Submittal ID 2022-S-4415. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 12/09/2022.

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, or call Jo Anne Wright, (509) 601-0385.

Sincerely,

Review Team
Growth Management Services