



CITY OF EAST WENATCHEE

COMMUNITY DEVELOPMENT DEPARTMENT
271 9th Street NE * East Wenatchee, WA 98802
Phone 509.884.5396 * Fax 509.884.6233

DETERMINATION OF NONSIGNIFICANCE

FILE #: ZTA 2020-02

DESCRIPTION OF PROPOSAL: This is a nonproject action. Amendments are proposed for the Greater East Wenatchee Urban Growth Area Design Standards and Guidelines; the East Wenatchee Municipal Code in Title 17 Zoning in Chapters 17.08 Definitions, 17.24 Residential Low Density District, 17.28 Residential Medium Density District, 17.32 Residential High Density/Office District 17.34 Commercial Zoning District Land Use Matrix, and 17.72 General Regulations; as well as Title 12 Streets, Sidewalks and Public Places in Chapter 12.53 Driveways, Access Easement, Pedestrian Facilities, Walks and Trails. The Code and Design Standard amendments are intended to clean up some inconsistencies, provide more options for design of vehicle accesses, update terms and conditions that are out of date, provide standards and graphic examples of various housing types, and address provisions related to E2SHB 1923 to increase residential building capacity. Specific actions include:

- Authorize at least one duplex, triplex, or courtyard apartment on each parcel in one or more zoning districts that permit single-family residences and
- Authorize a duplex on each corner lot within all zoning districts that permit single-family residences.

PROPONENT: The application was initiated by the City of East Wenatchee. The proposal is a joint City/County project since Douglas County has adopted the City of East Wenatchee Zoning Code.

LOCATION OF PROPOSAL: The proposal is a non-project action that is applicable to properties located within the City and in unincorporated Douglas County within the East Wenatchee urban growth area.

LEAD AGENCY: City of East Wenatchee

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

There is no comment period for this DNS.

- This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by December 29, 2020.

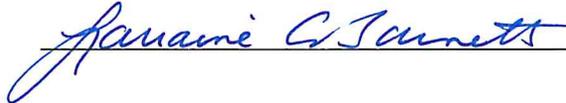
RESPONSIBLE OFFICIAL: Lorraine C. Barnett

POSITION/TITLE: Community Development Director **PHONE:** 509-884-5396

ADDRESS: 271 - 9th Street NE, East Wenatchee, WA 98802

DATE OF ISSUANCE: December 4, 2020

SIGNATURE:

 _____



CITY OF EAST WENATCHEE

COMMUNITY DEVELOPMENT DEPARTMENT

271 9th Street NE * East Wenatchee, WA 98802

Phone 509.884.5396 * Fax 509.884.6233

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background

1. Name of proposed project, if applicable:

City code and standard amendment to increase residential building capacity.

2. Name of applicant:

Lorraine C. Barnett, Community Development Director

3. Address and phone number of applicant and contact person:

Lorraine C. Barnett, Director

East Wenatchee Community Development Department

271 9th St. NE
East Wenatchee, WA 98802
Phone 509.884.5396

The application was initiated by the City of East Wenatchee. The proposal is a joint City/County project since Douglas County has adopted the City of East Wenatchee Zoning Code and the Greater East Wenatchee Urban Growth Area Design Standards and Guidelines.

4. Date checklist prepared: *December 4, 2020*

5. Agency requesting checklist: *City of East Wenatchee*

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

The East Wenatchee Planning Commission is expected to have a public hearing in February of 2021. Final approval by the East Wenatchee City Council is anticipated in March 2021. Douglas County will take action following City approval. Anticipated adoption by Douglas County Board of Commissioners in May 2021.

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

Additional amendments to the East Wenatchee Municipal Code are in process to address the short plat process. Those amendments are part of this project to increase residential building capacity.

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. *No*

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

No approvals by other government agencies are required. However, opportunity for comment on the proposed amendments will be provided to state and local governments.

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.)

Amendments are proposed for the Greater East Wenatchee Urban Growth Area Design Standards and Guidelines; the East Wenatchee Municipal Code in Title 17 Zoning in Chapters 17.08 Definitions, 17.24 Residential Low Density District, 17.28 Residential Medium Density District, 17.32 Residential High Density/Office District 17.34 Commercial Zoning District Land Use Matrix, and 17.72 General Regulations; as well as Title 12 Streets, Sidewalks and Public Places in Chapter 12.53 Driveways, Access Easement, Pedestrian Facilities, Walks and Trails. The Code and Design Standard amendments are intended to clean up some inconsistencies, provide more options for design of vehicle accesses, update terms and conditions that are out of

date, provide standards and graphic examples of various housing types, and address provisions related to E2SHB 1923 to increase residential building capacity. Specific actions include:

- Authorize at least one duplex, triplex, or courtyard apartment on each parcel in one or more zoning districts that permit single-family residences and
- Authorize a duplex on each corner lot within all zoning districts that permit single-family residences.

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 is a non-project action that is applicable to properties located within the City and in unincorporated Douglas County within the East Wenatchee urban growth area.

B. Environmental Elements

As a non-project action, none of the Environmental Elements listed in this section were determined to substantively contribute to the environmental review of this proposal.

C. Signature

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

Signature: 

Name of signee Lorraine C. Barnett

Position and Agency/Organization Director, East Wenatchee Community Development Department

Date Submitted: December 4, 2020

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 proposal is not anticipated to increase discharge to water; or production, storage, or release of toxic or hazardous substances. As a tool to increase residential building capacity, the proposed amendments could likely result in a greater concentration of residences within the

urban growth area. As such emissions to air from additional traffic and production of noise from traffic and people living in close proximity is anticipated.

Proposed measures to avoid or reduce such increases are:

The city and county have noise measurements to ensure that neighboring properties are protected. The code also includes enforcement measures. Any potential for increases in noise, because of development at any scale, would be analyzed and mitigated on a case-by-case basis as part of the general review as development occurs.

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

The proposed amendments will not result in direct impacts to plants, animals, fish or marine life. This proposal is a nonproject action that will be applicable within the urban area. Landscaping requirements will address plants. Critical areas regulations address potential impacts to fish and animals.

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

Not applicable to the non-project action. Any potential for impacts because of development, would be evaluated and mitigated accordingly in the review and permitting phase of any land use development project.

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

As a nonproject action, there will be no direct impacts. The increase in density that may result from the application of these provisions will likely concentrate residential development in areas already characterized by urban growth. Additional need for energy may be a result, however the concentration of development will likely reduce the necessity for major expansion of energy facilities.

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

The proposal amendments are intended to increase the capacity within the existing urban growth area. This is anticipated to reduce the need to expand the urban growth area into neighboring resource lands by providing more capacity within the existing residential areas for additional housing options. Energy efficiency is a requirement for all occupied structures. Residential developments are required to comply with the State Energy Code.

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

The proposal amendments could have a potential benefit for preserving environmentally sensitive areas, critical areas, and farmland. The proposal is intended to increase the capacity within the existing urban growth area to accommodate the growth projected over the 20-year planning horizon. By increasing options for type, style, and number of dwelling units, these provisions are anticipated to reduce the need to expand the urban growth area thereby preserving lands for critical areas and farmland.

Proposed measures to protect such resources or to avoid or reduce impacts are:
See above, no impacts are anticipated.

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 follow the recommendations of the comprehensive plan and are intended to implement the goals and policies in the plan related to:

- *providing flexibility in the design and density of housing;*
- *increased potential for infill development;*
- *encourage the provision of housing affordable to all economic groups; and*
- *ensure that development within single-family neighborhoods is compatible with the character of the neighborhood.*

Proposed measures to avoid or reduce shoreline and land use impacts are:
None are necessary.

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

As a nonproject action, there will be no direct impacts. The increase in density that may result from the application of these provisions will likely concentrate residential development in areas already characterized by urban growth. This will likely result in increased use of existing transportation systems as well as extension of transportation facilities to serve newly developed areas. This potential new development will increase the demand for public services and utilities.

Proposed measures to reduce or respond to such demand(s) are:
Additional need for services is anticipated, however the proposals are intended to encourage infill development. The concentration of development within the existing urban area will likely reduce the necessity for major expansion of facilities although system upgrades may be necessary. As development occurs, the need for upgrades are evaluated on a project basis. Developers are responsible for upgrades necessary to serve new development.

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

This proposal is a nonproject action and would not conflict with local, state, or federal laws or requirements for the protection of the environment. Development projects would be evaluated at the time of application submittal and must meet adopted standards and requirements for the protection of the environment.