

STAFF REPORT
CONDITIONAL USE PERMIT FOR MODULAR BUILDING AT
PINNACLES PREP PUBLIC CHARTER SCHOOL
(CUP-22-03)

TO: City of Wenatchee Hearing Examiner
FROM: City of Wenatchee Community Development Department
RE: Public hearing for CUP-22-03
DATE: January 5, 2022

1. REQUESTED ACTION

Conduct a public hearing on an application for a Conditional Use Permit to allow a new modular building at Pinnacles Prep Public Charter School, located at 504 S. Chelan Avenue and identified by APN 22-20-10-815-636.

2. SITE INFORMATION

Applicant: Pinnacles Prep Public Charter School
Owner: City of Wenatchee
Location: 504 S. Chelan Avenue and identified by APN 22-20-10-815-636
Zoning District: Residential Mixed Use (RMU)
Comp. Plan Designation: RMU

Project Description: The City of Wenatchee received a Conditional Use Permit (CUP) application to allow a new modular building at Pinnacles Prep Public Charter School. The property is owned by the City of Wenatchee and an agreement in place which allows the school to lease the site and buildings for 30 years. On December 7, 2020, CUP-20-03 was approved to allow the existing operations at the school, within four buildings (St. Joseph’s church, the rectory, the annex, and a modular building). This application does not propose to supersede CUP-20-03 and does not increase the school capacity approved by CUP-20-03. The property is located within the Residential Mixed Use (RMU) zoning district and schools and related facilities require a CUP.

The new modular building will temporarily accommodate two classrooms during the construction of Phase 1.5 (of 2). At the completion of Phase 1.5, the modular building will be removed and the school will have the capacity to serve grades 6, 7, 8, and 9. Temporary uses are not defined or constrained in scale or length of time in the Wenatchee City Code. However, the applicant has proposed that the temporary classrooms will not be used past the completion of the construction of Phase 1.5, or the completion of the 2023 – 2024 school year. Suggested Condition of Approval #5 reflects the applicant’s proposal and limits temporary use of the modular building. Should the applicant desire to extend or make permanent the use of the modular building, an amendment to this application or a new application for a Conditional Use Permit will be required.

Attachment A, application materials, provides additional detail and plans for the modular building.

Site Characteristics: The property is within the RMU zoning district. The project site encompasses approximately 2.22 acres. There are four existing buildings on site, including the historic St. Joseph’s church, the rectory, the annex, and a modular building. St. Joseph’s Church and the rectory are listed on the Washington Heritage Register, the official listing of historically significant sites and properties found throughout Washington State, as identified and maintained by the Department of Archaeology and Historic Preservation (DAHP). Similar to the National Register, a listing in the Washington Heritage Register is an honorary designation and no restrictions by DAHP are imposed by a Washington Heritage Register designation (RCW 27.34.200 and WAC 25-12).

Figure 1. Aerial image and zoning districts of proposed project area



Surrounding Properties:

North: Residential uses, within the Residential High (RH) and South Wenatchee Business District (SWBD)

East: S. Chelan Avenue and commercial uses, within the SWBD

South: Residential and light commercial uses, within the Residential Mixed Use (RMU)

West: Residential uses, within the RMU

3. COMPLIANCE ANALYSIS OF APPLICABLE POLICIES AND REGULATIONS

The proposed action is subject to land use policies and provisions of the City of Wenatchee Urban Area Comprehensive Plan and zoning and development regulations of the Wenatchee City Code.

Wenatchee Urban Area Comprehensive Plan

In addition to the general goals and policies of the Growth Management Act and Wenatchee Urban Area Comprehensive Plan which state growth shall take place where adequate public facilities exist and are able to serve existing and future growth, the following goals and policies are relevant to this application:

Land Use / Urban Growth Area Element

Goal 15. Neighborhoods – Utilize neighborhood planning as a way to tailor the comprehensive plan and implement it in areas that reflect the neighborhood’s history, character, current conditions, needs, values, vision and goals.

Policy 4: New non-residential development in existing residential neighborhoods should be designed (landscaping and building design) and operated (traffic, noise, lighting, hours) to be compatible with the existing neighborhood.

Implementation Table:

<p>Office Residential Mixed Use</p>	<p>Primary Uses:</p> <ul style="list-style-type: none"> ▪ Variety of housing choices ▪ Professional offices ▪ Neighborhood services ▪ Medical centers ▪ Apartments <p>Secondary Uses:</p> <ul style="list-style-type: none"> ▪ Retail and food service ▪ Light manufacturing 	<ul style="list-style-type: none"> ▪ Mixed use zone suitable for residential, professional office, and in some limited areas, light industrial uses ▪ <u>Height:</u> 2-4 stories
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Cultural and Historic Resources Element

Goal 1. Regional Center – Promote Wenatchee as the urban hub for cultural and historic resources in the North Central Washington region.

Policy 5: Support educational facilities and arts and cultural organizations that foster an innovative environment in the city.

Goal 5. Civic Life – Foster opportunities for lifelong educational, artistic and cultural exploration for all citizens.

Policy 1: Support the public school system and provide for its growth.

Project compliance: This application proposes to add a new modular building to the existing campus for Pinnacles Prep Public Charter School, for a temporary period. The Residential Mixed Use land use designation allows for a variety of professional, service, and residential uses. Primary areas of concern with school facilities are often traffic, parking, and noise. The City has not received any complaints to indicate that these issues have been present since the school began operations in 2020.

The Comprehensive Plan generally supports educational opportunities, and specifically, the public school system. Pinnacles Prep Charter School is a tuition-free public charter school and supports an education model unique to Wenatchee Valley, with areas of focus on individual mentorship, social-emotional learning, S.T.E.M., place-based education, social responsibility, equity, and inclusion. This temporary use of the modular building, as proposed in the application and as conditioned, does not increase capacity beyond that approved by CUP-20-03 and is compatible with surrounding properties and does not create any adverse impacts on adjacent properties.

Wenatchee City Code Title 10, Zoning

Wenatchee City Code (WCC) sections which apply to this project are described below.

Development Standards, WCC Chapters 10.46, 10.60, and 10.62

Table 1, below, provides a detailed summary of the applicable development standards and consistency of the proposed project.

Table 1. Consistency with applicable development standards

WCC Chapter 10.46.030, Mixed Use Development Chart			
Applicable Standard	Required	Proposed	Complies?
Street setback	10 feet	≥ 10 feet from Chelan, Spokane, and Methow	Yes
Side setback	5 feet	≥ 5 feet	Yes
Maximum height	60 feet	11 feet 10 inches	Yes
Maximum lot coverage	35 percent	≤ 15 percent	Yes
WCC Chapter 10.60, Off-Street Parking			
Applicable Standard	Required	Proposed	Complies?
Parking spaces	42 parking spaces Middle school, grades 6, 7, and 8, requires 2 spaces per classroom (9 classrooms x 2 = 18 spaces)	78 parking spaces	Yes

	High school, grade 9, requires 1 space per 3 students and full-time employees ((60 students / 3) + 4 FTE = 24 spaces)		
WCC Chapter 10.62, Landscape Standards			
Façade buffer	At least four feet in width for 50 percent of building façade facing street (for any building set back more than 45 feet)	Alternative compliance proposed to address minimum square footage and planting requirements	Yes*

* WCC Section 10.62.050 allows for alternative compliance of the landscaping standards, where normal compliance is impractical or impossible. The request for alternative compliance will be formally reviewed as a part of the building permit application.

Conditional Use Permit Requirements and Criteria

All conditional use permit applications must comply with the general requirements in WCC 10.65.050. The city shall determine whether the conditional use permit will run with the land or be personal. If the conditional use is personal, the permit is nontransferable to other persons. The city may require the permit to be recorded with the county auditor as a covenant on the property.

The applicant has the burden of demonstrating that the proposed use is consistent with the following review criteria, provided in WCC 10.65.050:

- (1) All requirements of a specified use can be satisfied;
- (2) The requirements of the zoning district within which the lot is located can be met;
- (3) All applicable requirements and regulations found within the WCC, as amended, can be satisfied;
- (4) The proposal is compatible with adjacent uses and will protect the character of the surrounding area;
- (5) The proposal will not result in the creation of nuisances to the public and/or nearby properties and existing uses;
- (6) The proposed use will not result in undue adverse impacts affecting the public health, safety, and welfare; and
- (7) The proposed use is consistent and compatible with the comprehensive plan and any implementing regulation.

Project compliance: The proposed use of the temporary modular building is the same as the existing use, a school (Pinnacles Prep Public Charter School). This use may be permitted by Conditional Use Permit in the RMU zoning district. This application and subsequent building permit are subject to all provisions of the Wenatchee City Code, including development standards specific to the referenced zoning district. Staff recommends in the conditions of approval that the

conditional use permit be personal, as allowed by WCC Section 10.65.050(1). As described in the application, the use of the modular building is directly related to the ongoing construction of the school to accommodate the classroom and instructional area necessary for grades 6, 7, 8, and 9, as approved by CUP-20-03. Allowing the conditional use permit to run with the land potentially allows the modular building to be used for another use which may have greater adverse or unidentified impacts on adjacent properties and the character of the area. Because those other uses cannot be evaluated in the analysis herein, it is recommended that the conditional use permit be personal (Condition of Approval #2).

The project is also subject to specific conditional use permit criteria for schools, provided in WCC Section 10.65.280:

(1) *All playground areas shall be enclosed by a fence or equivalent containment structure built to the maximum height allowed in the underlying zoning district for fences;*

Project compliance: There are no playground areas proposed and this requirement is not applicable to the application. The existing fencing on the property will remain.

(2) *Minimum Setback Distance.*

(a) *Street: same as required in the underlying zoning district;*

(b) *Rear and side: same as required in the underlying zoning district, plus one-half foot for each foot by which the building height exceeds 20 feet where a rear or side yard adjoins an RF, RS, RL or RM district;*

Project compliance: Setbacks exceed the minimum street setback of 10 feet in the RMU zoning district. The property does not adjoin an RF, RS, RL, or RM district.

(3) *Maximum building height, RS, RL and RM: 40 feet. Other districts: same as the height limitation of the zoning district for other buildings;*

Project compliance: The maximum height in the RMU district is 60 feet. The existing buildings comply with the height requirements and the proposed modular building is approximately 11 feet 10 inches, which is less than 60 feet in height.

(4) *All bus loading and unloading areas shall be located off the public right-of-way;*

Project compliance: The site plan included in this application memorializes the bus loading and parking areas in use at Pinnacles Prep Public Charter School, located on site, directly to the east of the modular building. A loading and unloading zone for personal vehicles is also identified on the site plan, which provides capacity for on site student drop during arrival and dismissal periods. Additionally, there is also a Link transit stop adjacent to the property at Chelan Avenue and Spokane Street.

(5) *Landscaping and Screening. The development shall comply with Chapter 10.62 WCC, Landscaping Standards, as amended;*

Project compliance: The application has existing landscaping to satisfy street frontage, perimeter, and parking lot landscaping requirements. Additional plantings and alternative compliance have been proposed to satisfy façade buffer landscaping requirements.

(6) Any proposed reader boards/electronic message centers shall be reviewed as part of the conditional use permit; and

Project compliance: No reader board or electronic message is proposed and this requirement is not applicable.

(7) Architectural Scale. New nonresidential buildings in the RS, RL, RM, and RH zoning districts shall meet WCC 10.48.270.

Project compliance: The property is located in the RMU zoning district and this requirement is not applicable.

Wenatchee City Code Title 12, Environmental Protection

Project compliance: The subject site is outside of the 200' shoreline jurisdiction and is not identified in any critical area in the maps used by the City.

4. ENVIRONMENTAL REVIEW

The proposed development is subject to the State Environmental Policy Act (SEPA) pursuant to WAC 197-11-800(1)(c) and WWC Section 12.04.030(2)(a)(i), as a related action to a commercial project that exceeds 12,000 square feet and 40 parking spaces. On June 14, 2022, the City adopted the existing determination of non-significance (DNS) for Pinnacles Prep Public Charter School, issued on November 17, 2020 (Attachment B). The City 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 DNS was issued under WAC 197-11-340(2) and there was a comment period open from June 14 – 28, 2022.

5. PUBLIC NOTICE AND ENVIRONMENTAL REVIEW

Table 2. Procedural steps and dates

Application Submitted:	June 7, 2022
Determination of Completeness:	June 8, 2022
Notice of Application:	Notice was mailed to property owners/taxpayers within 350 feet of the subject property, posted on the subject property, and referred to relevant agencies on June 14, 2022.
Notice of Public Hearing:	Notice was mailed to property owners/taxpayers within 350 feet of the subject property on June 14, 2022 and published in the Wenatchee World newspaper on June 30, 2022.
Public Hearing:	The public hearing is scheduled for July 12, 2022 at Wenatchee City Hall, Council Chambers, 301 Yakima Street, Wenatchee, WA.

The public, staff, and relevant agencies have been given an opportunity to comment on the proposal. Comments received are included herein:

- Engineering Division, dated June 9, 2022. Staff analyzed the application and noted that the existing parking area for the modular building has existing functioning stormwater facilities, that do not require any modifications at this time. There were no suggested conditions of approval.

6. RECOMMENDATION

As conditioned below, this application does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 10 of the Wenatchee City Code. Staff recommends **approval** of CUP-22-03 subject to the following findings of fact, conclusions of law, and suggested conditions:

This recommendation is based on the following findings of fact:

1. An application was submitted on June 7, 2022 to allow a new modular building at Pinnacles Prep Public Charter School, located at 504 S. Chelan Avenue and identified by APN 22-20-10-815-636.
2. The applicant is Pinnacles Prep Charter School.
3. The property owner is City of Wenatchee.
4. The application has been processed as a Type III quasi-judicial review for conditional use permits pursuant to WCC Section 13.09.050; a public hearing is required for the application and is scheduled to occur on July 12, 2022.
5. The application was determined complete on June 8, 2022 and appropriate notice of the application and public hearing was mailed to surrounding property owners, sent to agencies with jurisdiction, and posted on the property on June 14, 2022.
6. The Wenatchee World published a notice of public hearing on June 30, 2022.
7. The Wenatchee Urban Area Comprehensive Plan land use designation is Residential Mixed Use.
8. The subject property is located within the Residential Mixed Use zoning district.
9. The subject use meets the definition of “school” as defined in WCC Chapter 10.08 and is permitted as a Conditional Use in the Residential Mixed Use zoning district as allowed by WCC Section 10.10.020.
10. The proposal is consistent with the goals and policies of the Wenatchee Urban Area Comprehensive Plan’s Land Use and Cultural and Historic Resources Elements, which generally support educational opportunities, and specifically, the public school system. Pinnacles Prep Charter School is a tuition-free public charter school and supports an education model unique to Wenatchee Valley, with areas of focus on individual mentorship, social-emotional learning, S.T.E.M., place-based education, social responsibility, equity, and inclusion. The temporary use of the modular building, as proposed in the application and as conditioned, does not increase capacity beyond that

approved by CUP-20-03 and is compatible with surrounding properties and does not create any adverse impacts on adjacent properties.

11. The proposal is consistent with the provisions of Wenatchee City Code Title 10, Zoning, meeting all applicable development standards, including setbacks, height, and lot coverage. The proposal meets the general conditional use permit criteria in WCC Section 10.65.060 and specific conditional use criteria for WCC Section 10.65.280, Schools. The school is in a mixed use area adjacent to existing commercial and residential uses.
12. The city shall determine whether the conditional use permit will run with the land or be personal, pursuant to WCC Section 10.65.050(1). If the conditional use is personal, the permit is nontransferable to other persons. The city may require the permit to be recorded with the county auditor as a covenant on the property. As described in the application, the use of the modular building is directly related to the ongoing construction of the school to accommodate the classroom and instructional area necessary for grades 6, 7, 8, and 9, as approved by CUP-20-03. Allowing the conditional use permit to run with the land potentially allows the modular building to be used for another use which may have greater adverse or unidentified impacts on adjacent properties and the character of the area. Because those other uses cannot be evaluated in the analysis herein, the conditional use permit shall be personal.
13. Temporary uses are not defined or constrained in scale or length of time in the Wenatchee City Code. However, the application proposes that the new modular building will be used temporarily to accommodate two classrooms during the construction of Phase 1.5 (of 2). At the completion of Phase 1.5, the modular building will be removed and the school will have the capacity to serve grades 6, 7, 8, and 9. The applicant has proposed that the temporary classrooms will not be used past the completion of the construction of Phase 1.5, or the completion of the 2023 – 2024 school year.
14. The proposed development is subject to the State Environmental Policy Act (SEPA) pursuant to WAC 197-11-800(1)(c) and WWC Section 12.04.030(2)(a)(i), as a related action to a commercial project that exceeds 12,000 square feet and 40 parking spaces. On June 14, 2022, the City adopted the existing determination of non-significance (DNS) for Pinnacles Prep Public Charter School, issued on November 17, 2020 (Attachment B). The City 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 DNS was issued under WAC 197-11-340(2) and there was a comment period open from June 14 – 28, 2022.
15. The public and relevant agencies were given an opportunity to comment on the proposal and one comment from the Engineering Division was received as of the publication of this staff report.
16. The Wenatchee Hearing Examiner conducted a public hearing on July 12, 2022.
17. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

This recommendation is based upon the following suggested conclusions:

1. The City of Wenatchee Hearing Examiner has been granted the authority to render this decision pursuant to WCC 1.09.070.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. As conditioned, the proposal is consistent with the intent, purposes, and regulations of the Wenatchee Urban Area Comprehensive Plan and Wenatchee City Code.
4. As conditioned, this proposal meets the general conditional use permit criteria in WCC Section 10.65.060.
5. The conditional use permit is personal and nontransferable to other persons.
6. Comments from the reviewing agencies have been considered and addressed where appropriate.
7. As conditioned, the proposal will not be significantly detrimental to the public health, safety and welfare; diminish the value of nearby property or improvements; or disturb persons in the use of property unless the conditional use is a public necessity.
8. As conditioned, the proposal has been designed to minimize adverse effects on neighboring properties, to include at minimum the effects of lighting, transportation, noise, odor, dust, and appearance.
9. The conditions of approval are the minimum necessary to ensure the proposal will comply with all applicable laws and regulations.
10. All conditions place upon the proposed use are conditions that are measurable and can be enforced and monitored.
11. Public use and interests will be served by approval of this proposal.
12. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

This recommendation is based upon the following suggested Conditions of Approval:

1. The project shall proceed in substantial conformance with the plans and application materials provided in Attachment A, except as amended by the conditions herein. This application does not supersede CUP-20-03.
2. The conditional use permit is personal for Pinnacles Prep Public Charter School for a new modular building for two classrooms and is nontransferable to other persons. This permit is only applicable to the property described in the application materials and Finding of Fact #1. This permit shall be recorded with the county auditor as a covenant on the property prior to the issuance of the building permit for the modular building (BPC-22-080).
3. Changes or alterations to the approved plan are not authorized. All changes or alterations to the approved project shall be reviewed and approved by the City of Wenatchee and all agencies with jurisdiction prior to commencement of any related work.

4. Pursuant to WCC 10.65.050(2), the conditional use permit must be acted upon within three years from the date of approval or the permit shall expire. The holder of the permit may request an extension of time before the expiration date and the director may grant one extension of time of up to one year past the original expiration date.
5. The modular building shall be removed within 45 days of the completion of the 2023 – 2024 school year or within 45 days of the completion of the construction for Phase 1.5 (final building approval of BPC-22-045), as described in Attachment A, whichever occurs first.
6. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
7. A landscape plan is required to be submitted and approved prior to building permit issuance, in accordance with WCC Chapter 10.62. Alternative compliance shall be documented as required pursuant to WCC Section 10.62.050 for the façade buffer landscape areas, as required in WCC Sections 10.62.090.
8. The property owner shall maintain compliance with the standards of WCC Title 10, Zoning and conditions of the conditional use permit at all times. Violation of the terms of the permit and/or requirements of the WCC not expressly modified by the permit shall be processed as a violation pursuant to WCC Chapter 13.13, Enforcement and Penalties.

Attachments:

- A. Application materials
- B. Determination of Nonsignificance (Adoption of Existing Document)

Attachment A

Application materials



CONDITIONAL USE PERMIT APPLICATION CHECKLIST

The following information must be submitted at the time of application in order for it to be accepted at the counter. This includes items identified during the pre-application meeting. While a pre-application meeting is not required it can help identify required studies that if deferred will result in a longer processing time.

Applicant Verified	Required Items	Missing	Counter Complete	Deferred	N/A
	Pre-application meeting date and file no.				
	Completed master application (signed and all parcel #'s included)				
	SEPA checklist (signed)				
	Scaled site plan – 4 copies (at least one copy 11" x 17") depicting at least the following items: (a) the boundaries of the parcel(s); (b) the names of all streets bounding the site; (c) dimensions, locations and elevations of all buildings to be built or used; (d) the location, dimensions and design of off-street parking facilities, showing points of ingress and egress; (e) the surrounding property uses; and (f) pedestrian and vehicular circulation patterns.				
	Stormwater report – 2 copies				
	Project narrative including description and code consistency				
	Geotechnical, Flood Hazard, and/or Wildland-Urban Interface Analysis				
	Copy of all application materials in a digital PDF format				
	Traffic Impact Analysis				
	Parking Plan				
	Landscape Plan				
	Exterior Elevations				
	Application Fees Paid				

Date Accepted:

Accepted By:

File No.



Department of Community Development

Planning Division

1350 McKittrick Street, Suite A
Wenatchee, WA 98801
(509) 888-3200

LAND DEVELOPMENT PERMIT APPLICATION

Accepted By: [] Receipt No. [] File No. []

TYPE OF PERMIT YOU ARE APPLYING FOR:

- Major Subdivision [] Short Plat [] Binding Site Plan [] Variance []
Final Plat [] Final Short Plat [] Final Binding Site Plan [] Conditional Use [x]
Plat/Binding Site Plan Alteration [] Plat/Binding Site Plan Vacation [] Planned Development []

In addition to this form, submit all applicable items on the corresponding checklist for a complete application.

GENERAL INFORMATION

Applicant: Rick Wray, Pinnacles Prep Charter Public School

Mailing Address: 504 South Chelan Avenue, Wenatchee, WA 98801

Contact No.: 801-949-5925 E-mail Address: rick@pinnaclesprep.org

Property Owner(s): Elisa Schafer, Public Works Facilities Manager, City of Wenatchee
*If different than applicant

Mailing Address: P.O. Box 519, Wenatchee, WA 98807

Contact No.: 509-888-3663 E-mail Address: eschafer@wenatcheewa.gov

If there is more than one property owner, submit the supplemental additional owner(s) and authorization form.

Complete section if an agent is acting for the applicant or owner during the permit process:

Authorized Agent: Gale Britt, The DOH Associates, PS

Mailing Address: 7 N. Wenatchee Avenue, Suite 500, Wenatchee, WA 98801

Contact No.: 509-662-4231 E-mail Address: gale@doharchitects.com

Surveyor: Washington Registration #:

Contact No.: E-mail Address:

Engineer: Washington Registration #:

Contact No.: E-mail Address:

Please indicate who should receive correspondence and notices: Applicant Owner Authorized Agent
 Surveyor Engineer

PROPERTY INFORMATION

Street Address(es): 504 South Chelan Avenue, Wenatchee, WA 98801

Parcel No(s): 2220108156636

Abbreviated Legal Description: REPLAT FIRST BLOCK 58 LOT 18-20 & E 1/2 LOT 17

Total site size in acres: 2.22

Zoning District Designation: Residential Mixed Use (RMU)

Overlay District: N/A

Comprehensive Plan Designation: Residential Mixed Use (RMU)

Shoreline Environmental Designation: N/A

Wildland-Urban Interface: N/A

Critical Areas: N/A

ACKNOWLEDGEMENTS AND SIGNATURES

I (We) acknowledge that:

1. The information, plans, maps and other materials submitted on and with this application are, to the best of my/our knowledge, a true and accurate representation of this proposal;
2. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Chapter 13.07 Wenatchee City Code;
3. City of Wenatchee does not guarantee success of this permit application, and/or the issuance of an affirmative notice of action. The City's assistance to the applicant(s)/owner(s) does not preclude the need to address impacts raised by the public or by other federal, state or local agencies;
4. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the Applicant(s)/Owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense;
5. If the Applicant is not the owner of the real property which is the subject of the permit application, this application and acknowledgment shall also be executed by each owner;
6. All persons executing this acknowledgment in a representative capacity shall be personally liable and hereby personally guarantee payment of all fees, expenses and costs required by this application.
7. If the applicant(s), representative(s) and/or owner(s) fail to respond to a request by the Department to submit necessary application materials identified in a Notice of Incomplete Application within 60 days will result in a null and void application, with no refund of the filing fees.
8. This application does not constitute approval of the proposed development activity and it is acknowledged that additional permit applications and approvals may be necessary to conduct specific activities.
10. During the review of this application, it may be necessary for staff to make one or more site visits. By signing this application form, you are giving permission for these visits. If it is rental property, the owner hereby agrees to notify tenants of possible site visits.

Date: 6-3-22 Applicant Signature: [Signature]
Date: 6/3/22 Agent Signature: [Signature]
Date: 6/3/22 Owner Signature: [Signature]

INTRODUCTION

In June 2020, the Washington State Charter School Commission voted to approve Pinnacles Prep as a new public charter school in Washington State. The school began classes in Fall of 2021. Pinnacles Prep is led by fellows from Washington Charter School Leadership and Design Fellowship.

The school is designed to meet the need for an additional public middle/high school opportunity in the Wenatchee Valley. Pinnacles Prep is devoted to intellectual inquiry and collaborative spirit of learning, and is committed to delivering a relevant and innovative educational experience in a rapidly changing world.

The school has a thirty-year lease agreement with the City of Wenatchee to use the site and 4 buildings at the old St. Joseph's Church site, which housed the South Wenatchee Community Center for the preceding 15 years. The 4 buildings consist of the Church, which previously operated as the Social Hall; the Parish Rectory, which was used for offices; the Veteran's Annex, which housed the Chelan County Veterans Affairs Department; and a portable, modular, building.

The small school began under Phase 1 with the middle school component, beginning with grades 6 and 7 in year one. The school will include grades 6, 7 and 8 in year two, and in year 3, grades 6,7,8 and 9. Each grade consists of 60 students with 30 students in each class. The school anticipates adding approximately 3,500 sf to the existing buildings to house the student population.

Phase 2 of the school project will house grades 10, 11 and 12. Again, each grade will consist of 60 students in classes of 30 or less. An additional structure will be needed to house the students.

PROJECTS

The following projects are identified in the anticipated order of construction:

1 Middle School Program Alterations

Currently the site contains the following structures:

Church Sanctuary – 6,315 sf; Parish Rectory – 8,157 sf; Veteran's Annex – 1,833 sf; and Modular Building – 2,376 sf.

In Phase 1, the existing buildings were remodeled to create an environment for the Middle School Program. The original Church Baptistery and Sacristy became a classroom space. The rooms in the lower level of the Rectory were demolished to create a larger Science Lab and two rooms were combined on the upper level. The Veteran's Annex remains largely as it was, with remodeling to expansion of the kitchen. An overhead door was added to the dining area, to allow direct access to the courtyard for outside dining. Planned enclosure of the porch was delayed.

1.5A Alterations and Reception Addition

The previously envisioned three-story "link" addition between the Church and the Rectory has been reduced to a main entrance and reception area west of the existing connecting ramp. It was determined the space between the buildings did not allow sufficient usable classroom width. The single-story addition will have a low-slope roof and glazing on the west end. To house the classrooms previously planned for the link, the Heritage Center (church sanctuary) will be subdivided into acoustically separated classrooms and the classroom located on the previous church choir loft will be expanded. The existing courtyard between the buildings will be preserved, and eventually modified to promote small group student use.

1.5A Temporary Portable Classroom

The Phase 1.5A project was issued for bids in March 2022, but no bids were received. With the resulting delay in construction of classrooms, it is necessary to utilize portable classrooms for the 2022-2023 school year. Pinnacles Prep located a used two-classroom portable building, to be temporarily sited north of the existing Ochoa Lab (modular building). The location of the portable will be adjacent the designated student walkway (safe route of travel) between Ochoa Lab and the other campus buildings. The temporary portable will be removed following the 2023-2024 school year.

1.5B Kitchen Addition and Additional Classrooms

A 1,500 square foot addition to the Community Commons (previous Veteran's Hall) will allow the existing serving kitchen to be expanded into a commercial kitchen. Dining capacity will be increased. A new building will house additional classrooms. The scope of work is dependent on available funding. It is anticipated another CUP amendment will be needed later this year (fall 2022).

2 High School

Phase 2 involves the construction of a new High School. Grade 9 will be originally part of the Middle School in Phase 1, but with the construction of the new High School, Grade 9 will join Grades 10, 11 and 12 in the new facility. A new building will be constructed along South Chelan Avenue. It may include an outdoor amphitheater. Landscaping will be added and the project will limit access from South Chelan Avenue. A substantial number of original (church) parking stalls will be removed the east portion of the existing parking lot.

The High School will tentatively include Stem Labs, multiple Learning Commons areas, Learning Studios, an Arts and Humanities Lab, a Digital Media Lab, Seminar Space, and Science labs, along with the administrative offices. A potential cooperative arrangement with Wenatchee Valley College may allow Pinnacles Prep to utilize off-site specialty spaces, which would reduce the size and site coverage of the high school building.

Under this Phase an electronic reader board is anticipated to be erected along South Chelan Avenue.

PARKING CONSIDERATIONS

The original community center had approximately 125 parking stalls. The intent with the project is to reduce the area of parking to allow for more site area for the high school and outdoor activities. Parking requirements are calculated based on the following:

Middle School, Grades 6, 7, 8, and 9: 8 classrooms x 2 spaces = 16 spaces

High School, Grades 10, 11 and 12: 60 students per class x 3 = 180/3 students per parking space = 60 spaces

High School, Employees = 26 employees x 1 space each = 26 spaces

Total Parking = 102 spaces

Transit Reduction = 20% or 20 spaces.

Net Total Parking Required at full development = 82 spaces

The 20% transit reduction is for the bus shelter near the site. There is currently a stop on the school side of the street at South Chelan Avenue and Spokane Street. This calculation is based on the original concept that the 9th Grade class would be considered a part of the Middle School.

The east portion of the original (church) parking lot, which will be the future high school location, has been decommissioned, leaving 78 remaining currently striped spaces.

The temporary 2-classroom portable building proposed for use during construction of Phase 1.5A will temporarily house middle school students included in the parking calculation above. Prior to construction of Phase 2, the remaining existing 78 parking spaces easily satisfy City of Wenatchee off-street parking requirements.

The intension is to reduce the number of parking spaces to the minimum required, maximizing the site for other project elements. A more detailed traffic study will be prepared to address the parking reductions. Final parking will be maximized for the lot, optimizing the circulation paths and compact parking spaces.

Design and placement of the High School will affect the quantity of parking spaces that can be accommodated. How to best use the existing modular building in the overall development remains to be determined. It may be possible to preserve more of the existing parking lot for the purposes of meeting the City's requirements, without incentive reduction.

SITE CONSIDERATIONS

Frontage

The site fronts on South Chelan Avenue. The primary access to the site and the orientation of the original Church is to this street. Despite that orientation, when the Church was remodeled into a Social Hall, the primary entry was from the courtyard between the Rectory and the Church. This is the current primary entry for the Middle School. At the completion of Phase 1.5A, the primary entry will move to the reception area between the church and the rectory, accessed from the courtyard.

Except for buses, access to the site has been eliminated from South Chelan Avenue and the primary entrances to the parking lot are from Spokane and Methow Streets. In Phase 2 the driveways from South Chelan Avenue will be eliminated and the sidewalk reconstructed. The high school will be placed between the existing parking lot and South Chelan Avenue. Primary access to the high school will be from the parking lot.

Storm Water

The site currently drains from the west across the parking lot to existing catch basins on the east side of the parking lot along South Chelan Avenue. No new pollutant generating impervious surfaces (PGIS) will be created under this project. In fact, the PGIS will be reduced. New roof surfaces will replace existing outdoor plazas or parking lots.

There are currently two catch basins at the east side of the site and a yard drain in the courtyard. The catch basins currently drain to the City of Wenatchee's storm water system.

Phase 1.5A will include the construction of a new structure between the Church and the Rectory. The roof drainage from this structure will be connected to the existing yard drains for the plaza that currently exist in this location.

Phase 2 will include the construction of a new structure at the east side of the parking lot. The drainage will continue to flow to the east, but the existing two catch basins will be relocated to the west of the new building and will accommodate the roof drains of the new building. Additional landscaping will replace parking in this area and will reduce the current water flow into the storm drain system.

Utility Availability

Water, power, sewer, storm water, and waste disposal are currently available at the site. Sewer is extended to the current buildings and is available in Methow Street and South Chelan Avenue. Storm water is also extended to the site and is available at a point in South Chelan Avenue and in Spokane Street. Water is also extended to the site.

Garbage service already exists on site and is serviced by waste management. Chelan County PUD provides power. The current transformer is located north of the Community Commons (previous Veteran's Hall) and west of the Church. Power for Ochoa (modular) Building is from a pole mounted transformer south of the site on Chelan Avenue.

Geologic Hazards

The property is not listed as a site having potential geologic hazards and is not in a flood zone.

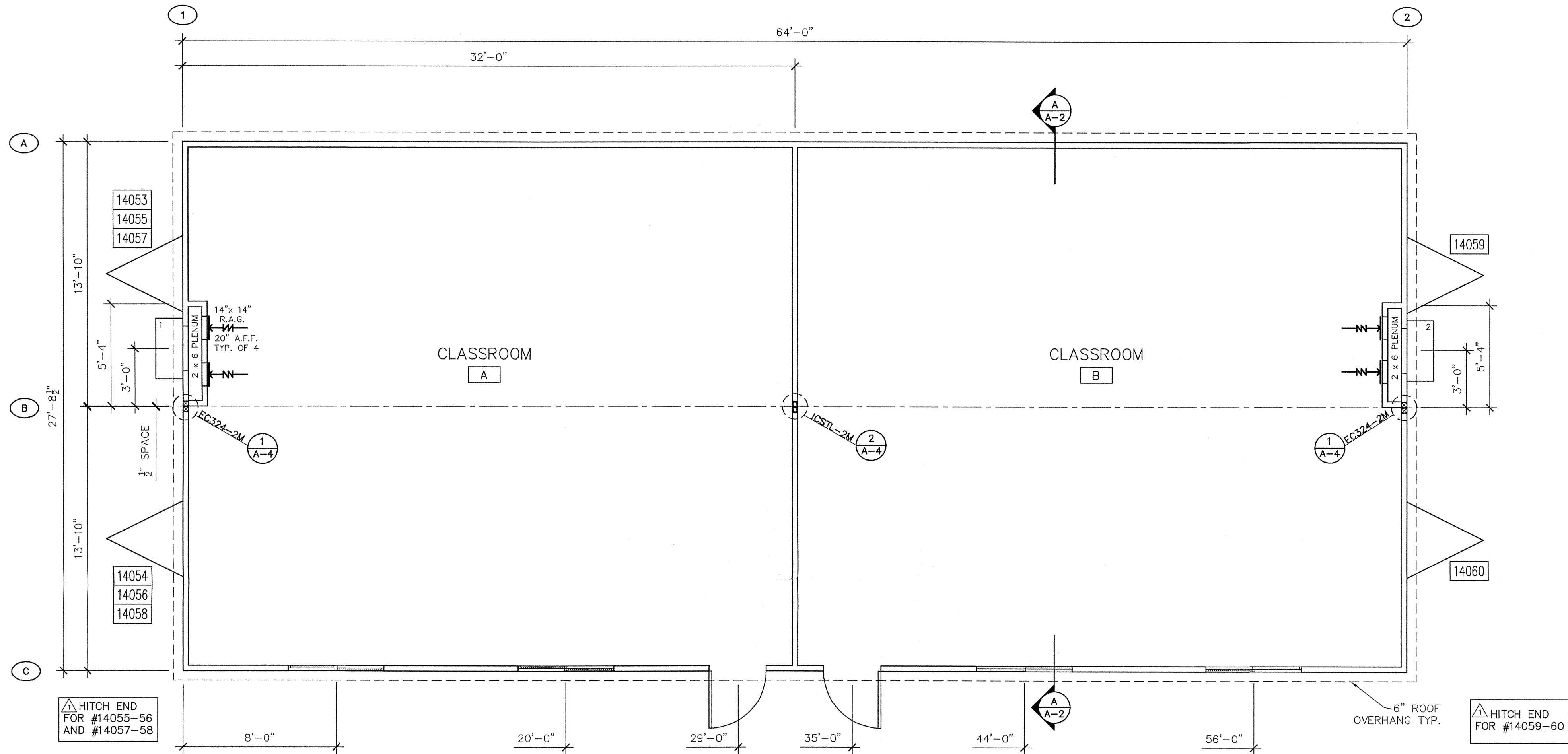
SCHEDULE

Projects will be completed as funding becomes available for each project. Phasing is anticipated as follows:

Project 1, completed Fall 2021;
Project 1.5 completion Fall 2023;
Project 2 completion Fall 2024.

Occupancy of the school will be tiered for each of the grades. Occupancy is anticipated to follow the following schedule:

Grades 6 and 7 began classes in Fall of 2021.
Grade 8 will begin classes in Fall of 2022.
Grade 9 will begin classes in Fall of 2023.
Grades 10, 11 and 12 will begin classes in the Fall of 2024 following construction of the new high school.



FLOOR PLAN

1/4" = 1'-0"

	QTY.	SIZE	DESCRIPTION	LOCK	REMARKS
DOORS	2	3'0" x 6'8"	INSULATED GALV. STEEL WITH STEEL JAMB AND WEATHERSTRIPPING DEFAULT .60 U-FACTOR	D70L KEYED	SS BBH/NRP HINGES PAINT FINISH LCN 1461 CLOSER
WINDOWS	4	60 x 48	ATRrium- VINYL FINISH- SOLAR BRONZE TINT NFRC .360 U-FACTOR - SHADING COEFFICIENT .38		



DATE	REVISION	BY
05-17-06	ADDED JOB NUMBERS FOR HITCH END	NS

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MOBILE
28 x 64
OR. GOLD
Classroom for:
Lease Unit
COMMERCIAL MOBILE STRUCTURES

Approved for Copy: SP 5-17-06
File Copy: SP 5-17-06
Drawn By: NS
Start Date: 10-19-05
Job No: 14053-60
A-1
EXPIRES: 6/30/2006

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FASTENING SCHEDULE

MATERIAL LIST

WALLS:

PLATE-TO-STUD	MIN. OF 2- 0.121" x 3" NAILS
VW SHEETROCK-TO-STUD AT INTERIOR	SENCO P15 STAPLES & GLUE
BOTTOM PLATE-TO-FLOOR	0.131" x 3" NAILS AT 8"oc (SENCO KC27 OR EQUAL)
LP SMARTSIDE PANEL-TO-STUD AT SIDEWALL	0.099" x 2" LONG GALV NAILS AT 6" EDGE, 12" IN FIELD. (AND AT 4"oc TO TOP AND BOTTOM)
LP SMARTSIDE PANEL-TO-STUD AT ENDWALL	ALL EDGES SUPPORTED BY FRAMING OR BLOCKING. SEE ENDWALL FASTENING NOTES ON ELEVATIONS
THREE STUD CORNER CONNECTION	0.131" x 3" NAILS AT 12" (SENCO KC27 OR EQUAL)

FLOOR:

2 x 8 FLOOR JOIST-TO-RIM	MIN. OF 4- 0.131" x 3" NAILS (SENCO KC27 OR EQUAL)
CLASS "A" BOTTOM COVER-TO-JOIST	16 GA. x 3/8" WIDE CROWN AT 12" MAX. EDGES ONLY
FLOOR DECKING-TO-2x JOIST	0.113" x 2 3/8" RING SHANK AT 6" EDGE, 12" FIELD. (SENCO GE-24). USE CONSTRUCTION ADHESIVE (AFG01) ON JOISTS

ROOF:

RIM-TO-RAFTERS	4- 0.131" x 3" NAILS (SENCO KC27 OR EQUAL)
ROOF RIM-TO-TOP PLATE	0.131" x 3" NAILS AT 8" oc (SENCO KC27 OR EQUAL)
LEDGER-TO-RIDGEBEAM	0.131" x 3" NAILS AT 3" oc & 3 AT BUTT JOINTS (SENCO KC27 OR EQUAL)
RAFTER-TO-RIDGEBEAM	4- 0.131" x 3" NAILS (SENCO KC27 OR EQUAL)
SHEATHING-TO-ROOF MEMBERS	16 GA. x 1 3/4" STAPLES AT 6" EDGE, 12" IN FIELD (SENCO N19) NOTE: SHEATHING TO BE INSTALLED PERPENDICULAR TO THE RAFTERS. OFFSET SHEATHING 4 ft. BLOCK EDGES OF ANY PIECES LESS THAN 24"

MARRIAGE LINE CONNECTION:

RIDGEBEAMS	1/2" BOLTS WITH 1 1/2" DIA. WASHERS AT 6'- 0"oc AND 8" FROM EACH END (MINIMUM 2" EDGE DISTANCE)
RIM JOISTS	1/2" BOLTS WITH 1 1/2" DIA. WASHERS AT 4'- 0"oc AND 8" FROM EACH END (MINIMUM 2" EDGE DISTANCE)

ROOF:

ROOFING	PABCO "PREMIER" 30-YEAR ARCH. SHINGLE OVER TWO LAYERS NON-PERF. 15# FELT APPLIED SHINGLE FASHION -HIGH WIND APPLICATION-
SHEATHING	7/16" APA RATED (24/16)
FRAMING	2 x 10 DF #2 RAFTERS AT 16" oc
RIDGEBEAM	(2) 1 1/2 x 24 CONTINUOUS MICROLLAM (LVL 2.0E)
LEDGERS	2 x 4 TAPER CUT
RIMS	2 x 6 CONTINUOUS MICROLLAM WITH 2 x 10 VENT BLOCKS BEHIND
ARCHITECTURAL	6" OVERHANG
INSULATION	R-30 CELLULOSE BLOW-IN
CEILING	SUSPENDED T-BAR (PER IBC 803.9.1.1)
SOFFIT	3/8" HARDIPANEL
VENTING	SOFFIT & RIDGE

WALLS:

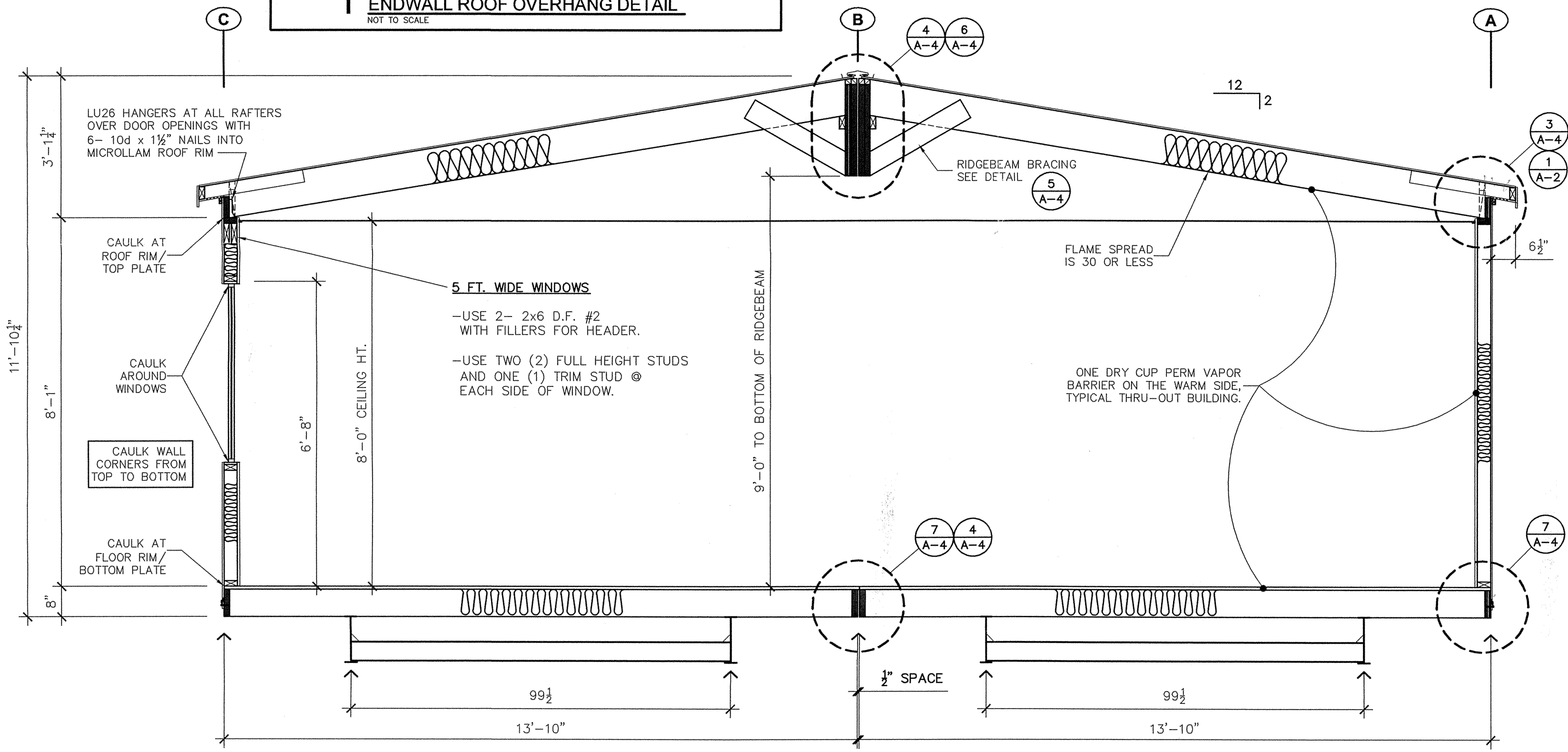
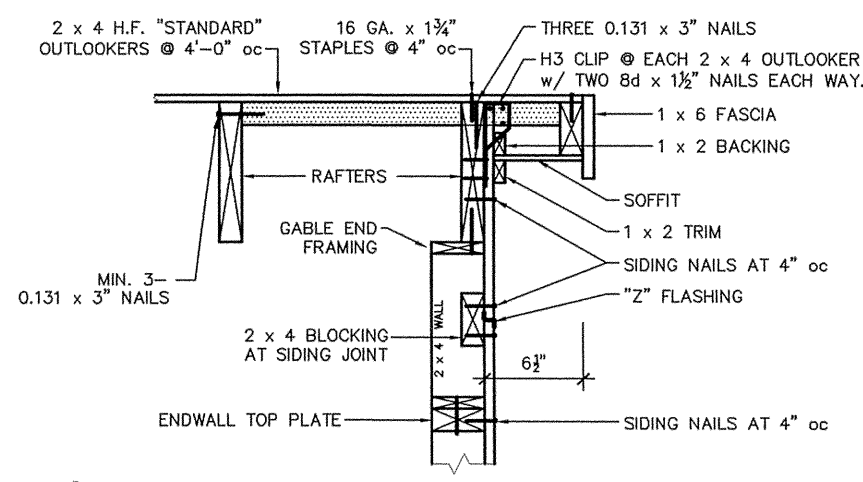
SIDING	7/16" LP SMARTSIDE PANEL T1-11 w/GROOVES AT 8"oc
FASCIA	1 x 6 PRIME TRIM
TRIM	1 x 4 PRIME TRIM AT CORNERS, WINDOWS AND MODLINE
FRAMING	EXT: 2 x 4 D.F. "STANDARD" or "STUD" OR BETTER STUDS AT 16" oc INT: 2 x 4 D.F. STUDS AT 16" or 24" oc
TOP PLATE	2 x 4 CONTINUOUS MICROLLAM (LVL 2.0E)
BOTTOM PLATE	2 x 4 D.F.
INSULATION	EXT: R-13 FIBERGLASS BATT
INTERIOR FINISH	5/8" VINYLWRAP SHEETROCK
SKIRTING	PREP ONLY

FLOOR:

COVERING	20oz OLEFIN CARPET
DECKING	23/32" APA RATED
FRAMING	2 x 8 DF #2 JOISTS @ 16" oc
RIMS	2 x 8 CONTINUOUS MICROLLAM (LVL 2.0E)
INSULATION	R-25 CELLULOSE BLOW-IN
BOTTOM COVER	CLASS "A"

FRAME:

TYPE	14 x 64 TRANSVERSE
MAIN RAIL	12" JR. I-BEAM USE FULL LENGTH C-CHANNEL ENDMEMBERS
AXLES	5-BRAKE, NEW 8:00 14.5 14 PLY TIRES DOUBLE I-BEAM AT AXLE LOCATION
HITCH	DETACHABLE
FASTENING REQUIREMENTS:	
FLOOR JOIST TO I-BEAM	5/16" x 3" LAGS AT 32"oc (ALTERNATE SIDE TO SIDE OF EACH I-BEAM)
END CROSSMEMBER CONNECTION TO END RIM JOIST	(4) 5/16" x 3" LAGS PER MODULE



SECTION - A-A

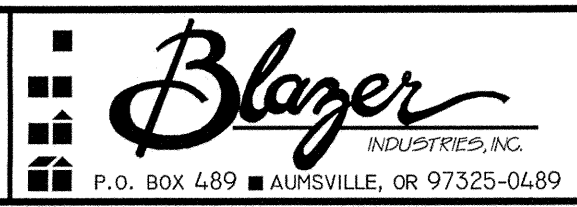
1/2" = 1'-0"



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DATE	REVISION	BY

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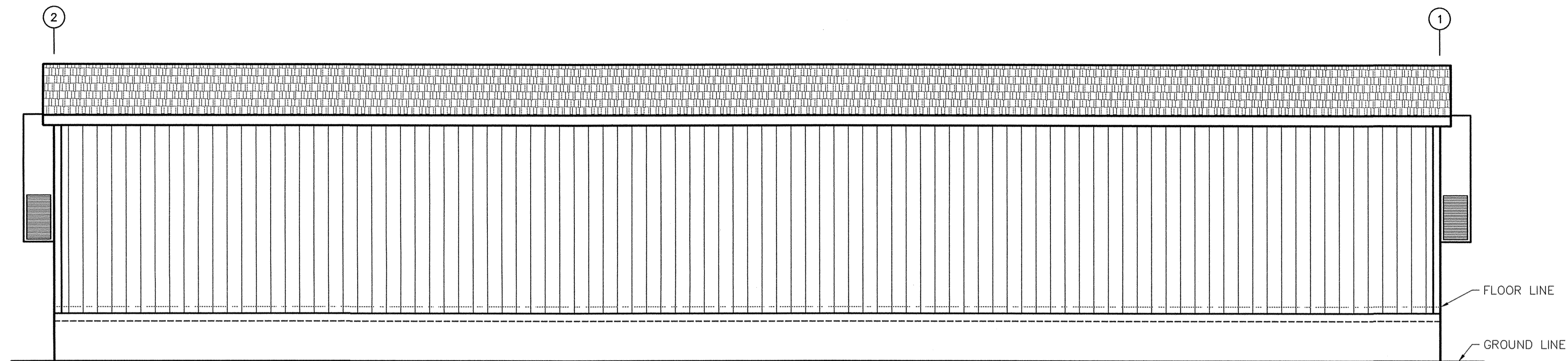


MOBILE
28 x 64
OR. GOLD

Classroom for:
Lease Unit
COMMERCIAL MOBILE STRUCTURES

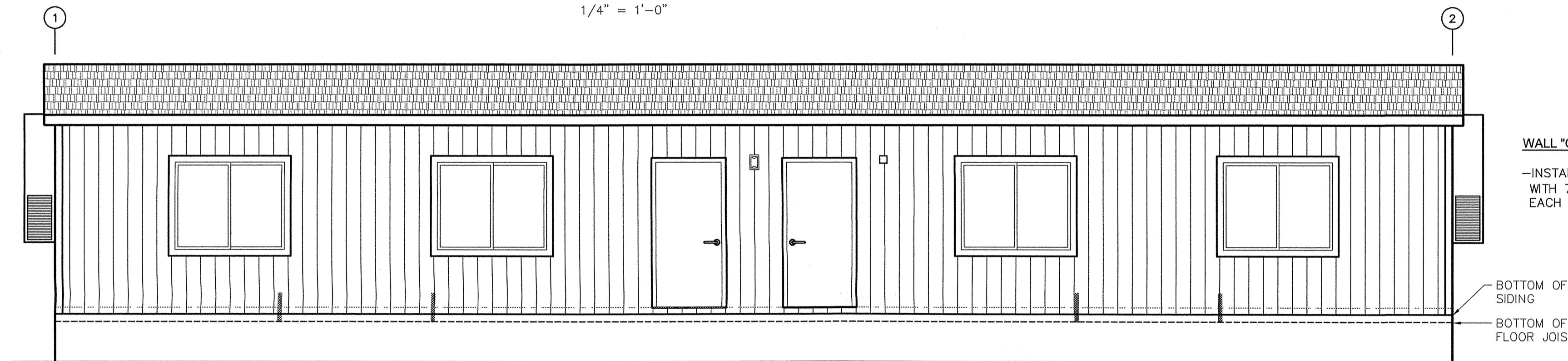
Approved for Const: SP 2-8-06
File Copy: SP 11-23-05
Drawn By: NS
Start Date: 10-19-05

Job No: 14053-60
A-2
EXPIRES: 6/30/2006



WALL 'A' ELEVATION

1/4" = 1'-0"



WALL 'C' ELEVATION

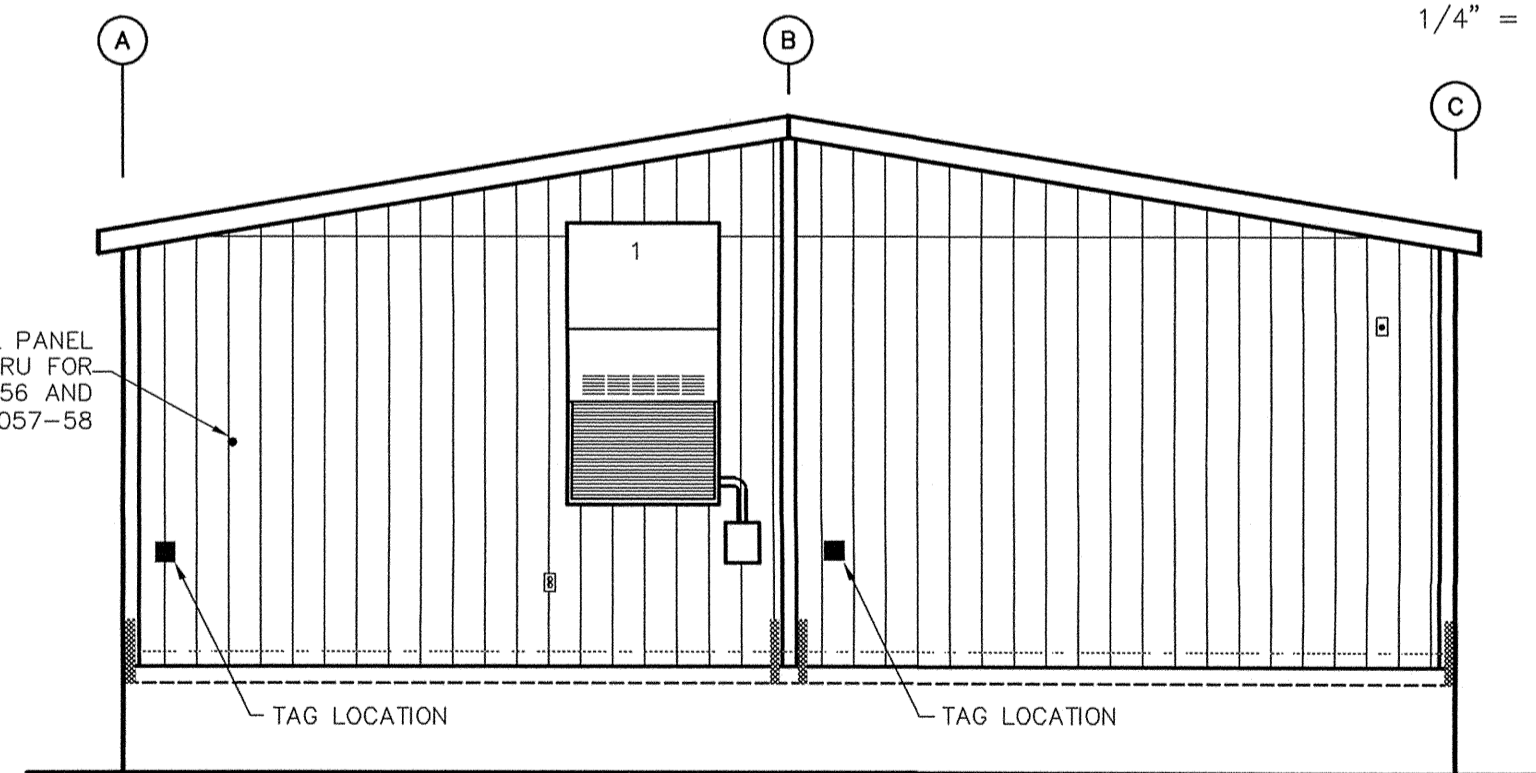
1/4" = 1'-0"

WALL "C":

-INSTALL ST2215 STRAPS WHERE SHOWN WITH 7- 10d x 1 1/2" NAILS EACH END OF EACH STRAP.

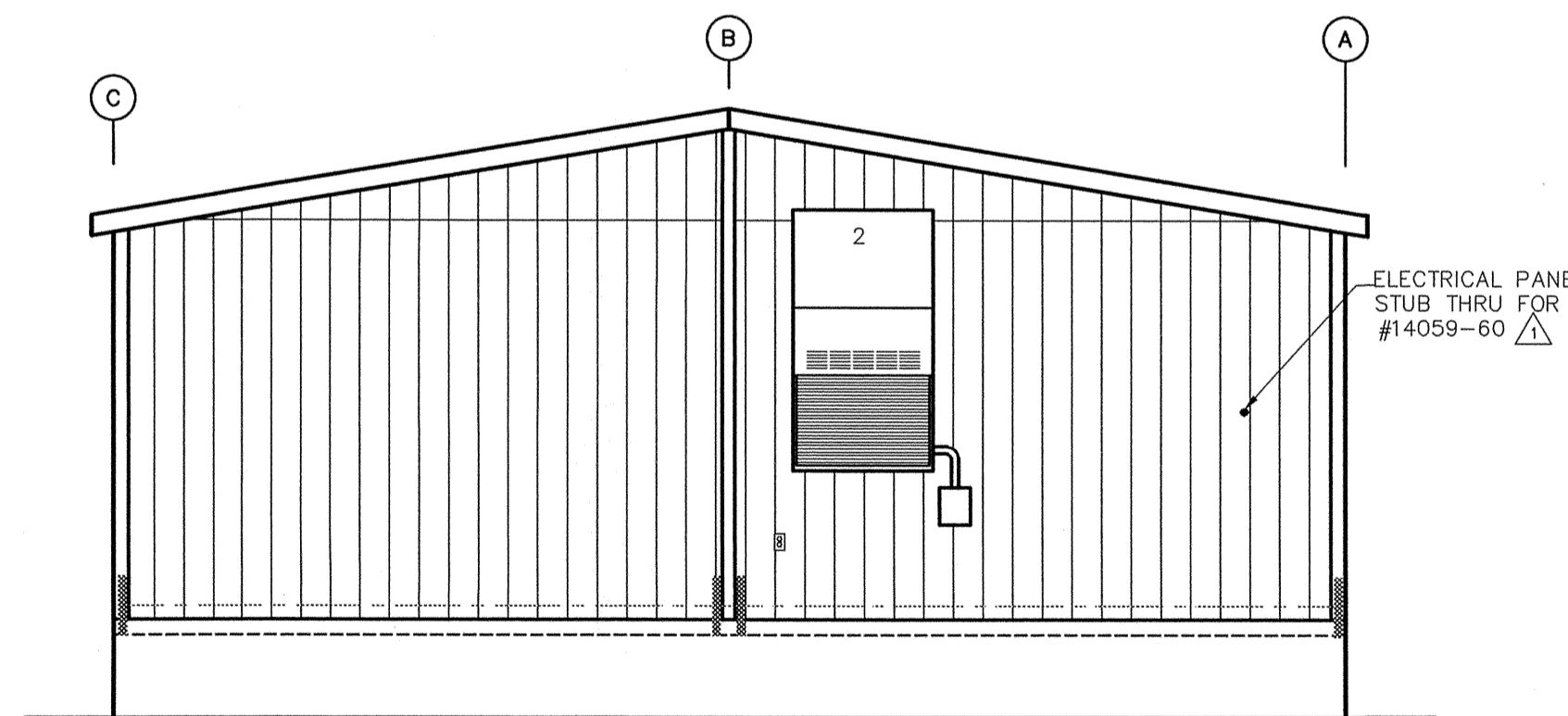
BOTTOM OF SIDING

BOTTOM OF FLOOR JOIST



WALL '1' ELEVATION

1/4" = 1'-0"



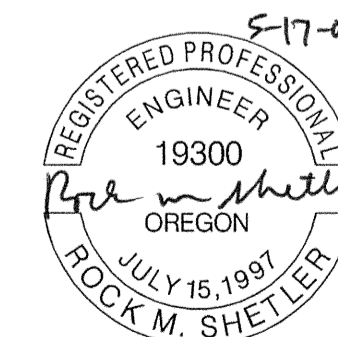
WALL '2' ELEVATION

1/4" = 1'-0"

TYP. ENDWALL FASTENING:

-INSTALL 7/16" LP SMARTSIDE T1-11 SIDING WITH ALL EDGES SUPPORTED AND FASTEN WITH 0.099 x 2" GALV. NAILS AT 6" oc EDGE, 12" oc FIELD. (4"oc AT TOP & BOTTOM)

-INSTALL ST2215 STRAPS WHERE SHOWN WITH 7- 10d x 1 1/2" NAILS EACH END OF EACH STRAP.

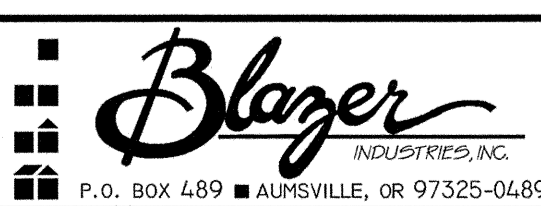


EXPIRES: 6/30/2006

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05-17-06	ADDED JOB NUMBERS FOR ELECTRICAL PANEL STUB THRU	NS
DATE	REVISION	BY

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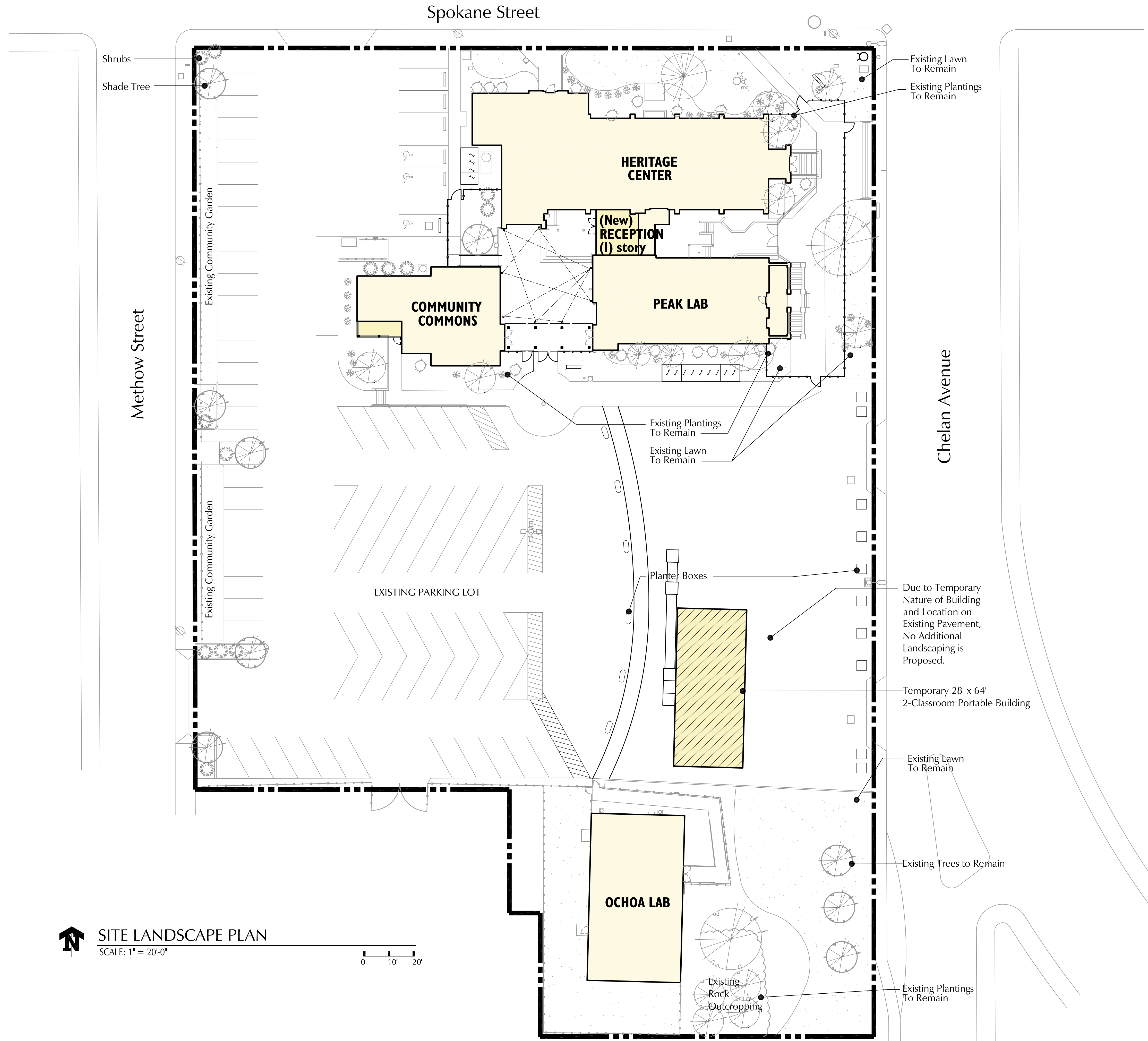
MOBILE
28 x 64
OR. GOLD

Classroom for:
Lease Unit
COMMERCIAL MOBILE STRUCTURES

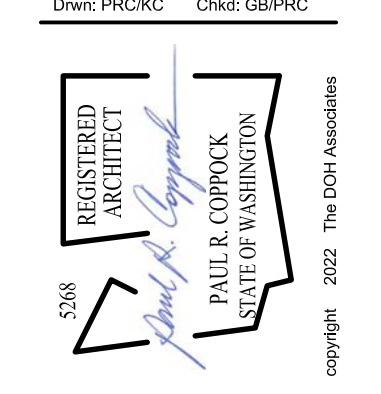
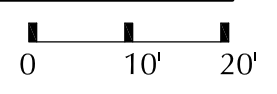
Approved for Copy: SP 5-17-06
File Copy: SP 5-17-06
Drawn By: NS
Start Date: 10-19-05

Job No: 14053-60
05 BLMP-27

A-3



SITE LANDSCAPE PLAN
SCALE: 1" = 20'-0"

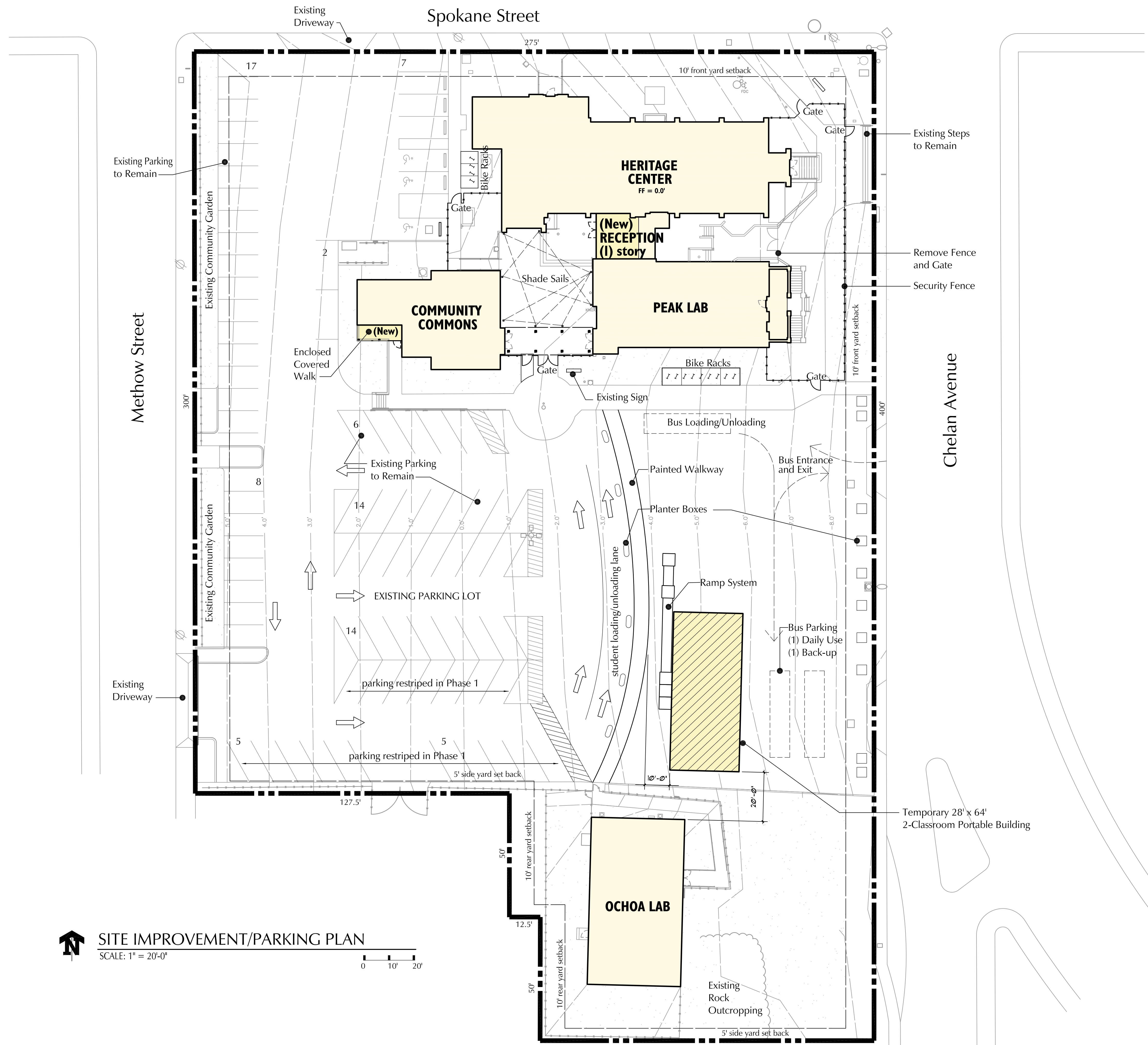


**Pinnacles Prep Charter Public School
PHASE 1.5A ALTERATIONS & ADDITION**
504 South Chelan Avenue
Wenatchee, Washington 98801

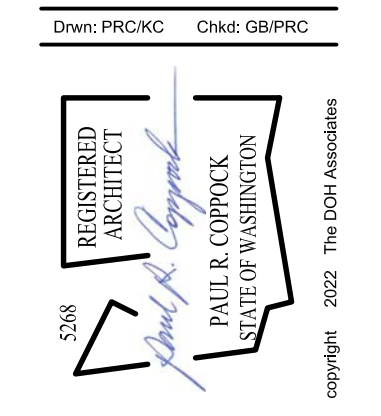
The DOH Associates, PS
ARCHITECTS and PLANNERS
7 N Wenatchee Ave Suite 500, Wenatchee, Washington 98801
Telephone (509) 662-4781 Facsimile (509) 663-3253

Job: 2162 Date: 6/2/22
DWG: 0 - 2023 Landscape Plan v240.dwg

CONDITIONAL USE PERMIT
AMENDMENT DRAWING 6/2/22



SITE IMPROVEMENT/PARKING PLAN
 SCALE: 1" = 20'-0"
 0 10' 20'



Pinnacles Prep Charter Public School
PHASE 1.5A ALTERATIONS & ADDITION
 504 South Chelan Avenue
 Wenatchee, Washington 98801

The DOH Associates, PS
ARCHITECTS and PLANNERS
 7 N. Wenatchee Ave Suite 500, Wenatchee, Washington 98801
 Telephone (509) 662-4781 Facsimile (509) 663-3253

Job: 2162 Date: 6/2/22
 DWG ID - 2023 Site Plan -240.dwg

CONDITIONAL USE PERMIT
 AMENDMENT DRAWING 6/2/22

Attachment B

Determination of Nonsignificance (Adoption of Existing Document)



Department of Community Development
1350 McKittrick Street, Suite A
Wenatchee, WA 98801
(509) 888-3256

STATE ENVIRONMENTAL POLICY ACT

**DETERMINATION OF NONSIGNIFICANCE
ADOPTION of EXISTING DOCUMENT**

June 14, 2022

Lead agency: City of Wenatchee

Agency Contact: *Ruth Traxler*, rtraxler@wenatcheewa.gov, (509) 888-3254

Agency File Number: CUP-22-03

The City of Wenatchee received a Conditional Use Permit (CUP) application for a new modular building at Pinnacles Prep Public Charter School, located at 504 S. Chelan Avenue. The property is owned by the City of Wenatchee and an agreement in place which allows the school to lease the site and buildings for 30 years. On December 7, 2020, CUP-20-03 was approved to allow the existing operations at the school, within four buildings (St. Joseph's church, the rectory, the annex, and a modular building).

The new modular building will temporarily accommodate two classrooms during the construction of Phase 1.5 (of 2). At the completion of Phase 1.5, the modular building noticed herein will be removed and the school will have the capacity to serve grades 6, 7, 8, and 9. The property is located within the Residential Mixed Use (RMU) zoning district and schools and related facilities require a CUP.

Project Location: 504 S. Chelan Avenue (APN 22-20-10-815-636)

Applicant / Owner: The DOH Associates / City of Wenatchee

Title of document being adopted: Determination of Nonsignificance for Pinnacles Prep Charter School (CUP-20-03)

Date adopted document was prepared: November 17, 2020

Description of document (or portion thereof) being adopted: The adopted document is attached herein. The lead agency was the City of Wenatchee and the document was not appealed.


We have identified and adopted this document as being appropriate for this proposal after independent review. The document meets our environmental review needs for the current proposal and will accompany the proposal to the decision maker.

The City of Wenatchee 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 application is for the temporary use of a modular building which will be used to maintain the existing, permitted capacity of the school. The building does not increase the student or staffing capacities and does not exceed the square footage approved under CUP-20-03.*

This DNS is issued under WAC 197-11-340(2) and the comment period will end on June 28, 2022.

Ruth Traxler, PO Box 519, Wenatchee WA 98801, (509) 888-3254, rtraxler@wenatcheewa.gov:

Signature  _____ Date June 14, 2022 _____

Appeal process: The threshold determination may be appealed as provided for in WCC Section 13.11.035.

**DETERMINATION OF NONSIGNIFICANCE
ISSUED BY
CITY OF WENATCHEE
COMMUNITY DEVELOPMENT DEPARTMENT**

Description of proposal: The proposal is for a new public charter school, Pinnacles Prep Charter School, to operate in existing buildings located at 504 S. Chelan Avenue. The property is owned by the City of Wenatchee and an agreement is in process which would allow the school to lease the property and buildings for 30 years. The current use of the property is the South Wenatchee Community Center. Schools and related facilities require a CUP in the Residential Mixed Use (RMU) zoning district. This application is for Phase 1 (of 2), which includes grades 6, 7, 8, and 9. Each grade will have the capacity to serve 60 students, for a total 240 students in Phase 1. An addition to the existing buildings of approximately 3,500 square feet is also planned.

Proponent: Pinnacles Prep Charter School

Location of proposal: 504 S. Chelan Avenue, Wenatchee; and identified by Assessor's Parcel No.: 22-20-10-815-636

Lead Agency: City of Wenatchee, Community Development Department

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 43.21C.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 after using the optional DNS process in WAC 197-11-355. There is no further comment period on the 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 _____.

Responsible Official: Glen DeVries, AICP **Phone:** (509) 888-3252

Position Title: Community Development Director

Contact Person: Ruth Traxler **Phone:** (509) 888-3254

Position Title: Senior Planner

Address: 1350 McKittrick St., Suite A, Wenatchee, WA 98801

Date: November 17, 2020

Signature: _

