

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

Description of proposal:

Amendments to the Wenatchee Urban Area Comprehensive Plan, City of Wenatchee Capital Facilities Plan, the Wenatchee City Code (WCC), and the City of Wenatchee Residential Design Guidelines; specifically:

- Annual amendments to the Wenatchee Urban Area Comprehensive Plan Land Use Implementation Chart located in the Land Use Element.
- Annual amendments to the City of Wenatchee Capital Facilities Plan.
- Title 10 WCC related to standards for Middle Housing and ADUs including compliance with recent legislation as well as a broad review and reorganization of standards related to all types of housing; a new section in Chapter 10.48 General Regulations related to light and glare; removal of requirements in Chapter 10.26 North Wenatchee Business District and 10.28 South Wenatchee Business District related to "Pedestrian Amenities"; modification of the definition and standards for "Public utilities and services"; revision to Section 10.48.020 Access;
- Section 15.02.040 WCC Development Impact Fee Exemptions
- Section 7.22.020 WCC Sidewalks constructed during building improvement
- Residential Design Guidelines throughout related to middle housing amendments to Title 10 and other consolidations and cleanup of standards as they relate to Title 10.

Proponent: City of Wenatchee

Location of proposal: Wenatchee Urban Growth Area

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 this DNS.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 60 days from the date below. Comments must be submitted by 5:00 p.m. on December 3, 2024.

Responsible Official: Glen DeVries, AICP
Position Title: Community Development Director
Contact Person: Matthew Parsons, AICP
Position Title: Senior Planner
Address: 301 Yakima St, Wenatchee, WA 98801

Phone: 509.888.3252

Phone: 509.888.3253

10/4/2024

X



Matthew Parsons
Senior Planner

Signed by: Matthew Parsons

Date: October 4, 2024

Signature:

SEPA¹ 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.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions²](#)

1. **Name of proposed project, if applicable:** Annual updates to the Titles 10, 15, and 7 of the Wenatchee City Code, the Residential Design Guidelines, the Wenatchee Urban Area Comprehensive Plan, and the City of Wenatchee Capital Facilities Plan
2. **Name of applicant:** City of Wenatchee
3. **Address and phone number of applicant and contact person:**

Matthew Parsons, Senior Planner
City of Wenatchee Department of Community Development
P.O. Box 519
Wenatchee, WA 98807-0519
509-888-3253
4. **Date checklist prepared:** October 4, 2024
5. **Agency requesting checklist:** City of Wenatchee
6. **Proposed timing of schedule (including phasing, if applicable):** A public hearing with the Planning Commission is scheduled for November 20, 2024 and a public hearing is scheduled with the City Council on December 5, 2024. The City Council will have the opportunity to adopt the proposed amendments on December 5, 2024. If approved by the Wenatchee City Council, the code and design guidelines amendments will be routed to Chelan County Community Development for their review and adoption. A hearing schedule for Chelan County is not available at this time.
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

Updates are made to the comprehensive plan and capital facilities plan annually and to the development codes as needed.
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

Supplemental Environmental Impact Statement for Wenatchee Urban Area Comprehensive Plan Update 2006.
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.**

This non-project proposal affects the entire Wenatchee Urban Growth Area which includes areas both inside Wenatchee City limits and in unincorporated Chelan County. Applications are submitted regularly for development throughout the area.

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

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

City of Wenatchee Planning Commission recommendation

City of Wenatchee City Council approval by resolution or ordinance

The proposed amendments will need to be adopted by the Chelan County Commissioners before they take effect in unincorporated portions of the urban growth area.

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 to the Wenatchee Urban Area Comprehensive Plan, City of Wenatchee Capital Facilities Plan, the Wenatchee City Code (WCC), and the City of Wenatchee Residential Design Guidelines; specifically:

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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 proposed non-project actions affect the entire Wenatchee Urban Growth Area, which can be seen in the current Land Use Map in the Land Use Element of the Wenatchee Urban Area Comprehensive Plan (page 39) and the official Zoning Map. The Comprehensive Plan can be downloaded from the following webpage:

<https://www.wenatcheewa.gov/government/community-development/comprehensive->

[plan](#) . The zoning map can be downloaded here:

<https://www.wenatcheewa.gov/home/showdocument?id=29269&t=638412685399203846>

Adoption by City Council only affects areas within Wenatchee city limits. The proposal will need to be adopted by the Chelan County Commissioners before it takes effect in unincorporated areas of the urban growth area.

Some projects discussed in the Capital Facilities Plan extend outside the urban growth area such as projects related to regional water and parks and recreation.

B.Environmental Elements

None of the Environmental Elements listed in this section were determined to substantively contribute to the review of this non-project proposal.

C.Signature

[Find help about who should sign](#)³

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.

10/4/2024

X 

Signed by: Matthew Parsons

Type name of signee: Matthew Parsons

Position and agency/organization: Senior Planner, City of Wenatchee Community Development Department

Date submitted: October 4, 2024

D.Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet](#)⁴

Do not use this section 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.

³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

⁴ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

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 development regulations and the comprehensive plan would not be expected to result in developments that increase any of the listed items.

The projects listed in the Capital Facilities Plan, that are above the applicable SEPA thresholds, will undergo project level SEPA review prior to construction. All projects will be required to comply with applicable standards related to the listed items, including standards related to the protection of the environment.

- **Proposed measures to avoid or reduce such increases are:** n/a

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

The proposed amendments to development codes, design guidelines, and Comprehensive Plan Land Use Implementation Table would not be expected to result in developments that impact the listed items any more than the current codes and design guidelines. Urban scale development is expected in the Urban Growth Area. The increases in permitted density may result in developments of a higher intensity but they are all subject to the critical areas standards found in Chapter 12.08 of the Wenatchee City Code. Also, an exemption to the increased density level for primary dwelling units is provided for portions of lots designated with Rocky Mountain Mule Deer Habitat.

The amendments to Section 15.02.040 and Section 7.22.020 WCC and the Residential Design Guidelines would not be expected to affect the listed items.

The projects listed in the Capital Facilities Plan, that are above the applicable SEPA thresholds, will undergo project level SEPA review prior to construction. All projects will be required to comply with applicable standards related to the listed items, including standards related to the protection of the environment.

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:** n/a

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

The proposed amendments to development regulations and comprehensive plan would not be expected to result in developments that deplete energy or natural resources.

The projects listed in the Capital Facilities Plan, that are above the applicable SEPA thresholds, will undergo project level SEPA review prior to construction. All projects will be required to comply with applicable standards related to the listed items, including standards related to the protection of the environment.

- **Proposed measures to protect or conserve energy and natural resources are:** n/a

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 proposed amendments to development codes and the Comprehensive Plan would not be expected to result in developments that use or affect any of the listed items at a level greater than what would be allowed without the proposed development code amendments. Rocky Mountain Mule Deer Habitat is located in the area affected but a density exception is written into the proposed code and all development will be subject to the regulations in Chapter 12.08 Critical Areas of the Wenatchee City Code.

The projects listed in the Capital Facilities Plan, that are above the applicable SEPA thresholds, will undergo project level SEPA review prior to construction. All projects will be required to comply with applicable standards related to the listed items, including standards related to the protection of the environment.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**
n/a

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 to development codes and the Comprehensive Plan Land Use Implementation Table could result in developments that have a higher intensity than could be permitted under the current development regulations. Base densities based on units per acre for each residential zone are not changing. A new standard for primary dwelling units per lot is being introduced in response to Chapter 332, Laws of 2023 (codified at RCW36.70A.635) as well as increasing the number of accessory dwelling units allowed per lot from one to two in response to Chapter 334, Laws of 2023 (codified at RCW36.70A.681). While this provides an exception to the current base density, there were other exceptions already in place. Cottage housing calculates each cottage dwelling as one half of a dwelling unit (WCC10.47.090(2)(e)); Courtyard apartments under 1,000 SF are calculated as three quarters of a dwelling unit (WCC10.47.120(2)(d)), one ADU was permitted with a single-family home regardless of lot size, and the inclusion of adjacent right-of-way in area for density calculations (WCC10.46.110(1)) also added a range of variability to the application of the existing units per acre density standards.

The projects listed in the Capital Facilities Plan are considered to be consistent with the Wenatchee Urban Area Comprehensive Plan and the Shoreline Master Program.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:** n/a

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

The proposed amendments to development codes could result in developments that generate higher demands on transportation or public services and utilities than developments that could be permitted under the current development regulations and Comprehensive Plan. Base densities based on units per acre for each residential zone are not changing. A new standard for primary dwelling units per lot is being introduced in response to Chapter 332, Laws of 2023 as well as increasing the number of accessory dwelling units allowed per lot from one to two in response to Chapter 334, Laws of 2023 (codified at RCW36.70A.681). While this provides an exception to the current base density,

there were other exceptions already in place. Cottage housing calculates each cottage dwelling as one half of a dwelling unit (WCC10.47.090(2)(e)); Courtyard apartments under 1,000 SF are calculated as three quarters of a dwelling unit (WCC10.47.120(2)(d)), one ADU was permitted with a single-family home regardless of lot size, and the inclusion of adjacent right-of-way in area for density calculations (WCC10.46.110(1)) also added a range of variability to the application of the existing units per acre density standards.

The areas with the greatest infrastructure constraints happen to also be Rocky Mountain Mule Deer Habitat and an exception to the new primary dwelling units per lot standard is included for portions of lots that are designated with that critical area.

Public service, utility, and transportation system demands as a consequence of development would be evaluated at the time of application submittal and must meet adopted level of service and concurrency standards.

The projects listed in the Capital Facilities Plan, that are above the applicable SEPA thresholds, will undergo project level SEPA review prior to construction. All projects will be required to comply with applicable standards related to the listed items, including standards related to the protection of the environment.

- **Proposed measures to reduce or respond to such demand(s) are:** n/a

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

Not Known