



DOUGLAS COUNTY

TRANSPORTATION & LAND SERVICES

140 19TH STREET NW, SUITE A • EAST WENATCHEE, WA 98802

PHONE: 509/884-7173 • FAX: 509/886-3954

WWW.DOUGLASCOUNTYWA.NET

DOUGLAS COUNTY PLANNING COMMISSION AGENDA WEDNESDAY – JUNE 18, 2025 – 5:30 PM DOUGLAS COUNTY PUBLIC SERVICES BUILDING – 140 19TH ST NW, EAST WENATCHEE, WA 98802

Remote access accommodations can be made upon request

I. CALL MEETING TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ADMINISTRATIVE PROCEDURES

- a) Review minutes from the May 14, 2025 Planning Commission meeting.

IV. CITIZEN COMMENT

The Planning Commission will allocate 15 minutes for citizen comments regarding items not related to the current agenda.

V. OLD BUSINESS – NONE

VI. NEW BUSINESS:

- a) A workshop on amendments to DCC 18A.72.190 *Accessory Dwelling Units*. The amendment would allow 2 ADU's on 1 parcel within the UGA, similar to City of East Wenatchee code.
- b) A workshop on amendments to DCC 18A.28 *R-M Residential Medium Density District*. The amendment would allow for zero lot-line development within the Residential Medium Density zoning district.
- c) Workshop on CPRZ-2025-02. An application to rezone Residential Low property to Residential Medium Density, within the East Wenatchee UGA.
- d) Discussion regarding the 2026 Periodic Comprehensive Plan update.

VII. ADJOURN



DOUGLAS COUNTY

Transportation & Land Services

DOUGLAS COUNTY PLANNING COMMISSION SUMMARY MINUTES WEDNESDAY, May 14, 2025

Members Present: Tanya Davis, Dan Beardslee, Brandon Littrel, Tammy Jo Nerby, Michelle Taylor, Betsy Irmer

Members Absent: None.

Staff Present: Swati Rastogi (Principal Planner), Tanner Ackley (Principal Planner), Tiffany Prazer (Associate Planner), Pedro Murillo-Vera (Associate Planner), Kazi Haque (Land Services Director)

I. CALL MEETING TO ORDER:

Brandon Littrel, Chair, called meeting to order at 5:30pm.

II. ADMINISTRATIVE PROCEDURES:

Review minutes from the February 12, 2025, meeting.

Member Tanya Davis made a motion to approve minutes, member Tammy Jo Nerby seconded the motion. Motion unanimously approved.

III. CITIZEN COMMENT:

None.

IV. OLD BUSINESS:

None.

V. NEW BUSINESS:

- a) Comprehensive Plan Update and Land Capacity Analysis update: Kazi H. presented a brief overview of current status.
Brandon would like to review the Land Capacity Analysis when available.
- b) CLIHP grant status update presented by Swati Rastogi. \$25,000 available from Commerce for grant. Group discussion about terminology “affordable housing” followed.

Upcoming possible topics of discussion: Code changes & bylaws.

Meeting Adjourned: 6:14pm.

Amendments to DCC 18A.72.190 – Accessory Dwelling Units. Amendments are displayed in red text.

DCC 18A.72.190

Accessory dwelling units are permitted within residential zoning districts. Accessory dwelling units shall be on the same lot as the primary residence and shall meet the following provisions:

A. The purposes of this section are to: (1) provide homeowners with flexibility in establishing separate living quarters within or adjacent to their homes for caring for seniors, providing housing for their children or obtaining rental income; (2) increase the range of housing choices and the supply of accessible and affordable housing.

B. Applicability. Detached, attached, and interior accessory dwelling units (ADUs) shall be permitted within all residential and mixed-use zoning districts.

C. Development Standards. ADUs shall comply with the following standards:

1. Two ADUs are permitted on a lot in addition to the primary dwelling unit. ADUs are exempt from the density requirements of the underlying zone.

2. Minimum Lot Size. ADUs may be established on any legally established lot or parcel provided the standards of this section are met.

3. Maximum unit size: 1,200 square feet.

4. Minimum Unit Size. The gross floor area of an ADU shall not be less than the requirements of the Washington State Building Code.

5. One off-street parking space per accessory dwelling shall be provided in addition to the off-street parking spaces for the primary dwelling shall be provided.

6. ADUs shall meet the maximum building height, maximum land coverage and minimum setback standards of the zoning district for the property with the following exception:

a. Detached ADUs may be built on a property line if that property line abuts a public alley unless the city routinely plows snow in that alley.

D. Only one home occupation permit shall be permitted on any lot containing an accessory dwelling.



May 28, 2025

Kazi Haque, Land Services Director
Douglas County Transportation & Land Services
140 19th Street NW
East Wenatchee, WA 98802

Re: Ezetta Townhomes – Code Amendment Request
SCJ Project #25-000120

Dear Mr. Haque:

The Ezetta Townhomes Project is proposing a townhome style, single-family residential development consisting of 95 townhome units within 12 building clusters, along with associated roadways, sidewalks, utilities, landscape, and common open space/drainage tract.

The project is located on the southeast corner of the intersection between S. Nile Avenue and 4th Street SE in East Wenatchee, Washington. The site is approximately 8 acres and consists of a single parcel (Douglas County Tax Parcel Number 75000003300) within the East Wenatchee Urban Growth Area. The site is located within the East Wenatchee Medium Residential (R-M) zoning district, and therefore must comply with Douglas County Code (DCC) Chapter 18A.28 Residential Medium Density District. Duplexes, triplexes, townhomes, and multifamily dwellings are all permitted uses within the R-M zoning, however are inconsistent with the current zoning's dimensional standards. We are intending to comply with these standards to the extent practicable and are requesting an amendment to code for the following sections:

- **DCC 18A.28.050 Dimensional Standards**
 - Sub-section A – Minimum lot area
 - Sub-section C – Minimum width of lot
 - Sub-section F – Maximum land coverage
 - Sub-section G.3 – Minimum side yard setback

DCC 18A.28.050.A – Minimum Lot Area:

Current Code: *Minimum lot area: 4,000 square feet.*

Amended per the following: *Minimum lot area: 1,500 square feet.*

Justification: The proposed units are approximately 20-feet wide and 75-feet deep, larger than the currently required minimum depth of 70-feet. The proposed parcels will meet the front, garage, and rear yard setbacks. However, the townhomes would be abutted at the sidewall, requiring an amendment to the minimum lot width and side yard setback.

DCC 18A.28.050.C – Minimum Width of Lot:

Current Code: *Minimum width of lot: 50-feet. Alley loaded lots shall have a minimum width of 40-feet. Corner lots shall have a minimum width of 60-feet.*

Delete in its entirety and replace with the following: *Minimum width of lot: 20-feet.*

Justification: The project would like to request a minimum lot width of 20-feet. Duplexes, triplexes, townhomes, and multifamily dwellings all generally contain a shared wall between units. Units with two shared walls can only be as wide as the unit itself.

DCC 18A.28.050.F – Maximum Land Cover:

Current Code: *Maximum land coverage: 50 percent for all buildings.*

Amended per the following: *Maximum land coverage: 60 percent for all buildings.*

Justification: Full buildout of a 75-foot deep lot with zero side yard setback that maintains the 15-foot front yard and back yard setback would cover 60 percent of the lot.

DCC 18A.28.050.G.3 – Side Yard:

Current Code: *Side yard: five feet plus one-half foot for each foot by which the building height exceeds 35 feet. To comply with the increased setback requirement for buildings over 35, the building may be designed with the first floor at five feet and the upper floors stepped back to meet the increased setback requirement.*

Amended per the following: *Side yard: five feet plus one-half foot for each foot by which the building height exceeds 35 feet. To comply with the increased setback requirement for buildings over 35, the building may be designed with the first floor at five feet and the upper floors stepped back to meet the increased setback requirement. Lots containing shared walls, such as; duplexes, triplexes, townhomes, or multifamily dwellings, are exempt from the side yard requirements along all shared wall sides.*

Justification: Duplexes, triplexes, townhomes, and multifamily dwellings all generally contain a shared wall between units. Units with two shared walls can only be as wide as the unit itself and would require no side yard setback on both sides. The overall structure itself would still maintain minimum side yard setbacks.



SCJ ALLIANCE
CONSULTING SERVICES

If you have any questions regarding this amendment to code request, please feel free to contact me at diana.jones@scjalliance.com or (509) 886-3265 ext. 303.

Respectfully,

SCJ Alliance

Diana Jones, P.E.
Project Engineer

c: file

Enclosure(s):

DOUGLAS COUNTY TRANSPORTATION AND LAND SERVICES

140 19TH ST. NW EAST WENATCHEE, WA 98802

(509)884-7173

COMPREHENSIVE PLAN MAP AMENDMENT/REZONE APPLICATION

Date Submitted: Receipt No: File No: By:

Section A

Completion of this Section is required by all applicants

(Use Section E for Multiple applicants)

1. APPLICANT

Elliot McLeod

MAILING ADDRESS: CITY STATE ZIP
PO BOX 3750 Wenatchee, WA 98807

DAY PHONE NO. 509 679 4668 FAX NO.

Section B

Completion of this Section is required when an agent is acting for the applicant

2. AUTHORIZED AGENT

Colby Thorpe

MAILING ADDRESS: CITY STATE ZIP
2880 8th St SE East Wenatchee, WA 98802

DAY PHONE NO. 509 630 9719 FAX NO.

1. GENERAL PROPERTY LOCATION (attach if necessary):

541 S Kentucky Ave, East Wenatchee, WA 98802

STREET ADDRESS CITY STATE ZIP

TAX PARCEL NO. (attach if necessary):
56100200302

LEGAL DESCRIPTION OF PERIMETER BOUNDARY
(attach if necessary):
TAX 54 IN LOT 3; BLK. 2; EDEN
ORCHARDS

TAX #	¼ SECTION	SECTION	TOWNSHIP	RANGE	TOTAL SITE SIZE (in ac.)
					0.70

ZONING CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATION	SHORELINE ENVIRONMENT
R-L		

Section C		
Completion of this Section is required for special studies.		
(Professionals shall be Approved by the Land Services Director)		
5. LAND USE SPECIALIST	Name	Mailing Address
DAY PHONE #	FAX #	
6. ENGINEER	Name	Mailing Address
WASHINGTON REGISTRATION #	DAY PHONE #	FAX #
7. GEOLOGIST	Name	Mailing Address
DAY PHONE #	FAX #	
8. BIOLOGIST	Name	Mailing Address
DAY PHONE #	FAX #	

SECTION D
A narrative response and documentation shall be provided for the following:
1. What is the current use of the site?
2. Please describe adjacent land uses in all directions around the subject property.
3. A detailed statement how the proposed amendment is consistent with the Growth Management Act (RCW 36.70A), county-wide planning policies, the Douglas County Comprehensive Plan, applicable city comprehensive plans and capital facilities plans.
4. A detailed statement explaining how the site is more consistent with the proposed land use designation than with the existing land use designation.
5. A statement explaining how the site is suitable for the proposed designation and that there is a lack of appropriately designated alternative sites in the vicinity.
6. Applications proposing a change to or from a resource lands designation shall include a statement demonstrating consistency with the resource lands designation or de-designation criteria in Chapter 5 of the Douglas County Countywide Comprehensive Plan.
7. Is the proposed amendment adjacent to or located within lands designated as resource lands of long term commercial significance or critical areas? Will the proposed amendment adversely affect lands designated as resource lands of long term commercial significance or critical areas?
8. Are public facilities, infrastructure and transportation systems present to serve the intended amendment or have provisions been made in accordance with the DCC to provide the necessary facilities?

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. Douglas County does not guarantee success of this permit application, and/or the issuance of an affirmative notice of action. The County'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;
3. 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;
4. 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; and
5. If the applicant(s), representative(s) and/or owner(s) fail to respond to a request by the Department to submit additional information, or the applicant(s), representative(s) and/or owner(s) request, orally or in writing, that further processing be suspended or postponed, and if such failure to respond or requested suspension/postponement exceeds six months, the application shall be considered abandoned and all proposed amendments shall only be further considered in the submission of a new docket notice for consideration by the Planning Commissioner.

DATED: 5/9/25

Applicant Colby Thorpe C. Thorpe 5/7/25

Applicant Elliott McLeod Elliott McLeod 5/9/25

DATED: 5/9/25

Owner Elliot McLeod Elliott McLeod 5/9/25

Owner Colby Thorpe C. Thorpe 5/7/25

Owner ANDY McLeod Andy McLeod 5/7/25

Owner DAVE LEWMAN Dave Lewman 5/7/25

Owner Matt Coe Matt Coe 5/8/25

SECTION E
ATTACH ADDITIONAL PAGES AS NEEDED FOR MULTIPLE APPLICANTS

Complete this Section for Multiple Applicants		
1. APPLICANT <i>Colby Thorpe</i>		
MAILING ADDRESS: CITY	STATE	ZIP
<i>2880 8th St SE</i>	<i>East. Wenatchee, WA</i>	<i>98802</i>
DAY PHONE NO.	FAX NO.	
<i>509 630 9719</i>		

1. APPLICANT <i>ANDY MCLEOD</i>		
MAILING ADDRESS: CITY	STATE	ZIP
<i>P.O. Box 3750 WENATCHEE</i>	<i>WA</i>	<i>98807</i>
DAY PHONE NO.	FAX NO.	
<i>509-699-6141</i>		

1. APPLICANT <i>DAVE LEWMAN</i>		
MAILING ADDRESS: CITY	STATE	ZIP
<i>10406 Simpson Rd Leavenworth WA</i>	<i>WA</i>	<i>98826</i>
DAY PHONE NO.	FAX NO.	
<i>509-670-8301</i>		

1. APPLICANT <i>Matt Coe</i>		
MAILING ADDRESS: CITY	STATE	ZIP
<i>2505 Day Drive Wenatchee</i>	<i>WA</i>	<i>98801</i>
DAY PHONE NO.	FAX NO.	
<i>509-679-8871</i>		

1. APPLICANT <i>Elliott McLeod</i>		
MAILING ADDRESS: CITY	STATE	ZIP
<i>PO Box 3750 Wenatchee</i>	<i>WA</i>	<i>98807</i>
DAY PHONE NO.	FAX NO.	
<i>(509)679-4668</i>		

elliott@aeinvestorsgroup.com

Chapter 14.32
COMPREHENSIVE PLAN AND DEVELOPMENT REGULATION AMENDMENT
PROCESS*

Sections:

- [14.32.010](#) Purpose.
- [14.32.020](#) Authority.
- [14.32.030](#) Applicability.
- [14.32.040](#) Amendment review.
- [14.32.050](#) Review criteria.
- [14.32.060](#) Additional required criteria specific to urban growth area (UGA) boundary changes.
- [14.32.070](#) Governmental coordination.

* Prior history: Ord. 98-04-30B Exh. A.

14.32.010 Purpose.

The purpose of this chapter is to provide a process pursuant to the requirements of RCW 36.70A for the amendment or revision of the comprehensive plan and development regulations. (Res. TLS 04-02G Att. B (part))

14.32.020 Authority.

The authority to amend a comprehensive plan and/or development regulations is granted pursuant to RCW 36.70 and RCW 36.70A.130. (Res. TLS 04-02G Att. B (part))

14.32.030 Applicability.

A. The requirements of this chapter shall apply to all applications or proposals for changes to the comprehensive plan text, policies, map designations, and zoning unless specifically exempted. The following types of plan amendments may be considered through the plan amendment process:

1. Site-specific plan policy map changes including land use, urban growth boundaries, and mineral resources;
2. Area-wide plan policy map changes;
3. Minor technical plan policy map corrections;
4. Changes to plan maps other than the plan policy maps;
5. Plan policy or other text changes.

B. The criteria, but not the timing requirements, of this chapter shall apply to plan amendments that are exempt from requirements for annual concurrent review of plan amendments, per RCW 36.70A.130. These include:

1. The initial adoption of a sub-area plan;

2. The adoption or amendment of a shoreline master program under the procedures set forth in RCW Chapter 90.58;
3. The amendment of the capital facilities element of a comprehensive plan that occurs concurrently with the adoption or amendment of a county or city budget;
4. Amendments necessary to address an emergency situation;
5. Amendments required to resolve a comprehensive plan appeal decision filed with a growth management hearings board or with the court. (Res. TLS 04-02G Att. B (part))

14.32.040 Amendment review.

A. Types of Amendments.

1. Site-specific map amendments.

Site-specific plan map amendments apply to a limited geographical area controlled either by an individual property owner or all property owners within the designated area. Site-specific plan map changes may be initiated by the property owner(s) through a fee-paid application process. Applications must be received at the Douglas County Transportation and Land Services office no later than five p.m. on the first business day of March. Any applications received after the first business day of March will be processed the following year.

Applications for site-specific map changes should be reviewed by the planning commission at a public hearing in June. The planning commission will make a recommendation on the proposed amendments and transmit them for final action by the board of commissioners at the completion of the annual comprehensive plan amendment process.

2. Urban Growth Area Amendments.

Proposed amendments to a designated urban growth boundary, industrial service area boundary, or rural service center boundary may be initiated only by the Douglas County board of commissioners, Douglas County regional planning commission or the legislative authority for the cities of Bridgeport, Coulee Dam, East Wenatchee, Mansfield, Rock Island or Waterville.

3. Area-Wide Map Amendments.

A map amendment that is of area-wide significance and usually includes several separate properties under various ownerships may be initiated only by the Douglas County board of commissioners or the Douglas County regional planning commission.

4. Text Amendments.

Proposed amendments to the text goals, policies, objectives, principles or standards of the comprehensive plan or text changes to the development regulations may be initiated

only by the Douglas County board of commissioners or the Douglas County regional planning commission.

B. Applications to amend the Douglas County Comprehensive Plan or development regulations shall be processed as a legislative review pursuant to DCC Section [14.10.050](#) of this code.

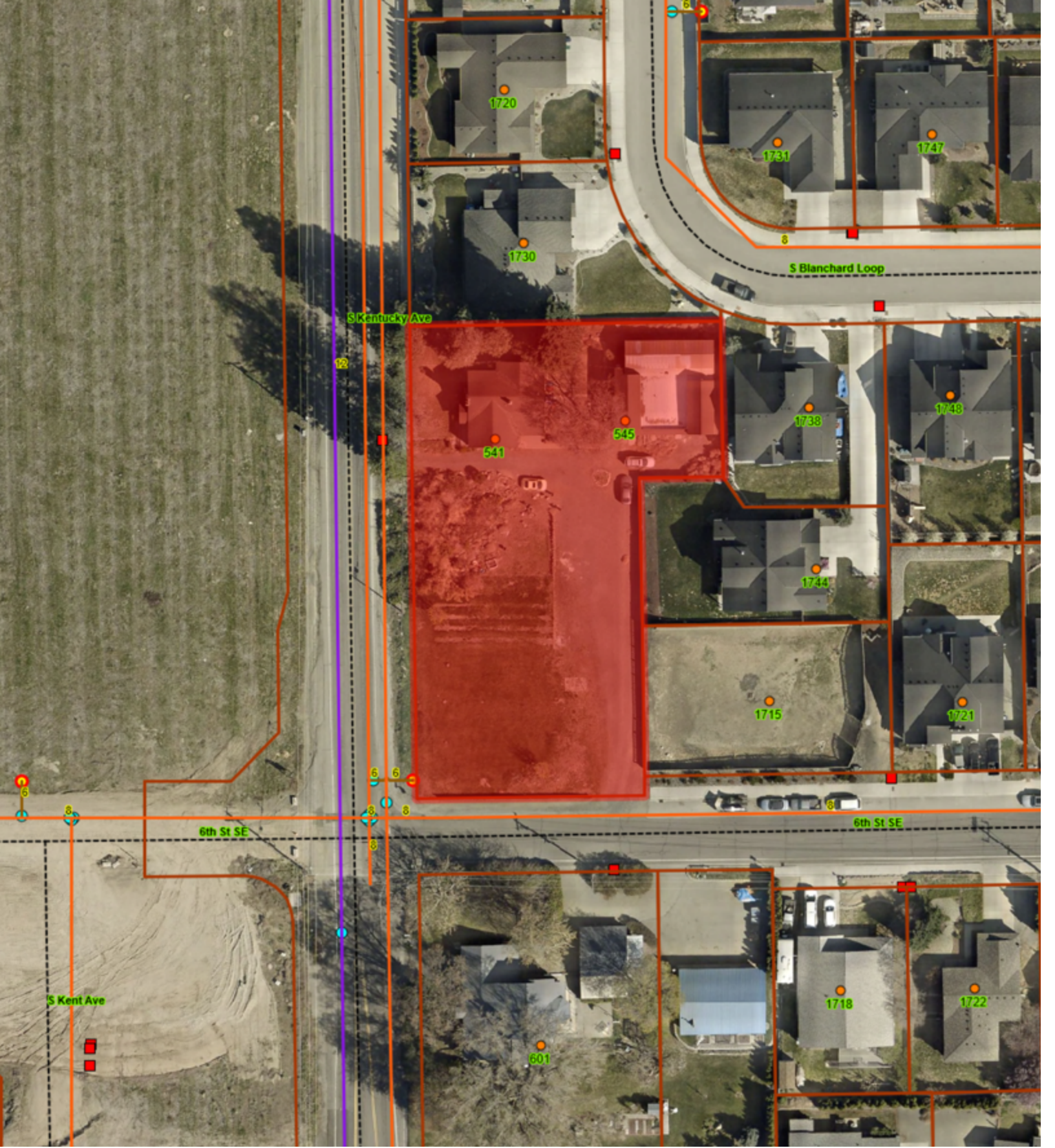
C. Pursuant to RCW 36.70A.130, amendments to the Douglas County Comprehensive Plan shall be considered by the board of county commissioners not more frequently than once a year.

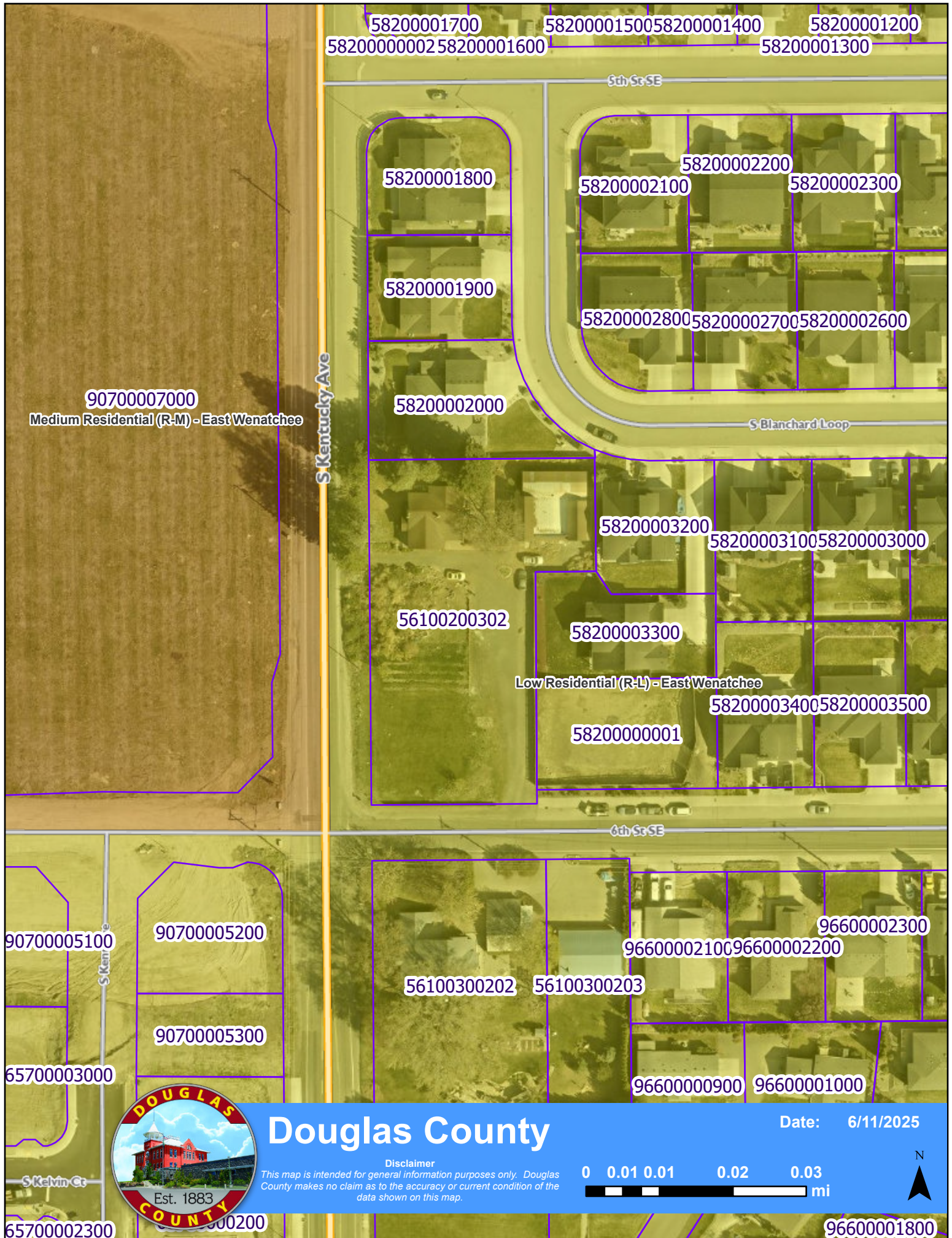
D. Sixty-day review to the required state agencies, pursuant to RCW 36.70A.106, should occur in September and October for the amendment of the comprehensive plan for that year. (Res. TLS 04-02G Att. B (part))

14.32.050 Review criteria.

A. The following criteria shall be considered in any review of proposed amendments to the Douglas County Comprehensive Plan:

1. The proposed amendment is consistent with the Growth Management Act and requirements, the county-wide planning policies, the Douglas County Comprehensive Plan, applicable sub-area plans, applicable city comprehensive plans, applicable capital facilities plans and official population growth forecasts and allocations.
2. The site or area is more consistent with the criteria for the proposed map designation than it is with the criteria for the existing plan designation.
3. The map amendment or site is suitable for the proposed designation and there is a lack of appropriately designated alternative sites within the vicinity.
4. For an area-wide map amendment, substantial evidence or a special study has been furnished which compels the planning commission to find that the proposed designation is more consistent with Douglas County Comprehensive Plan policies than the current designation.
5. To change a resource designation, the plan map amendment must do one of the following:
 - a. Respond to a substantial change in conditions beyond the property owner's control that is area-wide in nature;
 - b. Implement applicable comprehensive plan policies more than the current map designation;
 - c. Correct an obvious mapping error; or
 - d. Address an identified deficiency in the plan.
6. A full range of necessary public facilities and services can be adequately provided in an efficient and timely manner to serve the proposed designation. Such





58200001700 58200001500 58200001400 58200001200
 58200000002 58200001600 58200001300

5th St SE

58200001800 58200002200 58200002300
 58200002100

58200001900 58200002800 58200002700 58200002600

58200002000 58200003200 58200003100 58200003000

S Blanchard Loop

56100200302 58200003300 58200003400 58200003500

Low Residential (R-L) - East Wenatchee

58200000001

6th St SE

90700005100 90700005200 96600002300

S Kelvin Ct

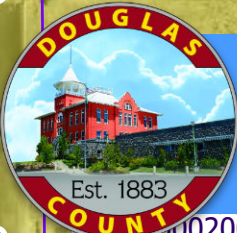
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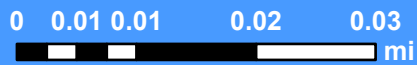


Douglas County

Date: 6/11/2025

Disclaimer

This map is intended for general information purposes only. Douglas County makes no claim as to the accuracy or current condition of the data shown on this map.



65700002300 96600001800

541 S Kentucky Ave Rezone Application Narrative

The property located at 541 S Kentucky Ave in East Wenatchee is currently zoned R-L (Residential-Low Density) and contains a single-family dwelling along with an accessory dwelling unit (ADU)/shop, with approximately 20,000 square feet of vacant land. The single-family home and ADU are currently being rented out, but the remaining vacant land presents a significant opportunity for redevelopment.

This property is located within the Urban Growth Area (UGA), an area designated for urban development to accommodate future growth while reducing sprawl and ensuring the efficient use of land. The site is ideally situated for higher-density residential uses due to its access to key infrastructure, including water, sewer, and transportation services. These existing utilities will comfortably support the higher density permitted under R-M (Residential-Medium Density) zoning.

Adjacent properties to the north and east are zoned R-L and are developed with single-family homes, creating a low-density residential environment. Directly to the west, however, properties are zoned R-M and are currently being developed with a mix of single-family homes, duplexes, multifamily units, and apartment complexes. This ongoing development to the west reflects the area's transition towards medium-density housing, and the subject property's rezone to R-M would be in harmony with the surrounding land uses, further contributing to the neighborhood's evolving character without disrupting its existing flow.

The proposed rezone from R-L to R-M is in alignment with the Growth Management Act (RCW 36.70A), which emphasizes the importance of directing growth to areas within Urban Growth Areas (UGAs) to reduce sprawl, promote efficient land use, and ensure adequate infrastructure to support urban development. By facilitating higher-density residential options, the rezone will contribute to meeting the county's housing needs and is consistent with the county-wide planning policies, which call for a diverse range of housing types and densities to serve residents of all income levels. The R-M zoning is particularly appropriate for this property given the nearly built-out status of the adjacent R-M zoning to the west. With limited opportunities for further medium-density development nearby, this rezone represents one of the final opportunities to accommodate the growing demand for housing in this location. The rezone will help fill a critical gap in the immediate area and contribute to housing availability without overburdening the existing infrastructure or diminishing the integrity of the neighborhood.

By allowing the property to be rezoned to R-M, this underutilized parcel will be able to accommodate higher-density development in a way that supports the broader goals of sustainable growth, environmental stewardship, and the creation of diverse housing options. The rezone will enable the property to contribute to the county's efforts to address the increasing demand for housing in a well-connected and sustainable location, ensuring the continued vitality of the surrounding community.

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 questions](#)²

1. Name of proposed project, if applicable:

541 S Kentucky Ave Re-zone

2. Name of applicant:

Eliot McLeod

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

Eliot McLeod

Contact: Colby Thorpe

PO BOX 3750

509-630-9719

Wenatchee, WA 98807

509-679-4668

4. Date checklist prepared:

April 25, 2025

5. Agency requesting checklist:

Douglas County Transportation and Land Services

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

2025 by year end

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

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

NA

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.

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

None known.

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

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

this page. (Lead agencies may modify this form to include additional specific information on project description.)

Rezone property from R-L to R-M

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.

541 S Kentucky Ave, East Wenatchee, WA 98802

Parcel 56100200302

B.Environmental Elements

1. Earth

[Find help answering earth questions](#)³

- a. General description of the site:

Circle or highlight one: **Flat, rolling**, hilly, steep slopes, mountainous, other:

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

Less than 5%.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The project is generally underlain by silty sands and silty sands with gravel.

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

None known

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

NA

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

- f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**

NA

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

No new impervious surface area will be created with this project.

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

NA

2. Air

[Find help answering air questions](#)⁴

- a. **What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

There would be no net increase in emissions as a result of this project.

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

None known.

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

None.

3. Water

[Find help answering water questions](#)⁵

- a. **Surface:**

[Find help answering surface water questions](#)⁶

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

NA

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

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

No.

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

Not known.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground:

[Find help answering ground water questions](#)⁷

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

No.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

c. Water Runoff (including stormwater):

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

Stormwater runoff will flow either to roadside ditches or existing stormwater systems and ponds.

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

No.

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

No.

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

None.

4. Plants

[Find help answering plants questions](#)

- a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- orchards, vineyards, or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

None.

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

NA

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

NA

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

None known.

5. Animals

[Find help answering animal questions](#)⁸

List any birds and other animals that have been observed on or near the site or are known to be on or near the site. **NA**

Examples include:

- **Birds:** hawk, heron, eagle, songbirds, other:
- **Mammals:** deer, bear, elk, beaver, other:
- **Fish:** bass, salmon, trout, herring, shellfish, other:

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

NA

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

No.

c. Proposed measures to preserve or enhance wildlife, if any.

None.

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

None known.

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

None.

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

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

None.

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

No.

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

None.

2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

None.

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

NA

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

None known.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

NA

b. **Noise**

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

None.

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

NA

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

None.

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹¹

- a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

The current use of the site is a rental single-family home and ADU. Adjacent properties are residential homes. The project will not affect any landowners after the project is complete.

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

No.

1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

No.

- c. **Describe any structures on the site.**

Single-family home and ADU/shop.

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

No.

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

R-L

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

Not known.

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

NA

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

NA.

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

NA.

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

None.

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

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

NA

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

None.

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

None.

9. Housing

[Find help answering housing questions](#)¹²

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

None, no housing is associated with the project.

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

None.

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

None.

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

NA

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

NA

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

NA

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

None.

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

No.

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

None.

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

None.

12. Recreation

[Find help answering recreation questions](#)

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

None.

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

No.

- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

None.

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

None known.

- b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

None known.

- c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

NA

- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

NA.

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

Existing accesses off of S Kentucky Ave and 6th St SE to remain.

- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Nearest Link Transit stop is 1100' away at 4th St SE and S Kentucky Ave

- c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

No.

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

No.

- e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

None.

- f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

No.

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

NA

15. Public services

[Find help answering public service questions](#)¹⁷

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No.

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

No.

16. Utilities

[Find help answering utilities questions¹⁸](#)

- a. Circle utilities currently available at the site: [electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system](#), other:

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

NA

C. Signature

[Find help about who should sign¹⁹](#)

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.

X

Type name of signee: Elliot McLeod

Position and agency/organization: Owner

Date submitted:

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet²⁰](#)

Do not use this section for project actions.

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-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? NA

- Proposed measures to avoid or reduce such increases are:

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

NA

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

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

NA

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

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? NA

NA

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

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? NA

NA

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

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

NA

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

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

NA