



# 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

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### STAFF REPORT

### DCPUD CUP AMENDMENT

### CUP-2020-05A

**TO:** Douglas County Hearing Examiner  
**FROM:** Douglas County Land Services Staff  
**RE:** DCPUD CUP Amendment – CUP-2020-05A  
**DATE:** February 19<sup>th</sup>, 2026

#### GENERAL INFORMATION:

**Requested Action:** An application for an amendment to CUP-2020-05. DCPUD was issued a Conditional Use Permit for the “DCPUD Switchyard & Hydrogen Generation Facility”, CUP-2020-05. Since the time this permit was issued, the DCPUD acquired the property directly adjacent to and north of the Hydrogen Facility. This land was referenced in several of the Findings of Fact and Condition of Approval statements as “70 acres of industrial zoned land to the north”. This acquisition removes all private property owners north of the Hydrogen Facility within the industrial zoned designation to the state highway. The proposed Conditional Use Permit amendment is to remove the requirements that are no longer applicable due to the land acquisition and provide minor edits to accurately reflect the proposed facility.

**Location:** The subject properties are located at 174 Hydrogen Way, East Wenatchee, 98802. The property is further described as being located within Section 2, Township 23N, Range 20E, W.M. Douglas County Assessor’s Parcel Number(s): 23200210006, 23200210005, 23200210001.

#### SITE INFORMATION:

##### Services and Utilities:

Domestic Water: East Wenatchee Water District  
Sewage Disposal: On-site septic  
Power/Electricity: Douglas County Public Utility District  
Fire Protection: Wenatchee Valley Fire Department

**Site Characteristics:** The topography is relatively flat with ascending slopes on the far east side of the property. The hydrogen production production/ processing facility, and supporting infrastructure, currently exists on site.

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**Uses adjacent to the subject properties:**

North: Agriculture, vacant land

South: Industrial development

East: Vacant land

West: Commercial development, US Hwy 2

**Access:** Access to the facility exists via a private road connection to the state highway.

**Zoning and Development Standards:** The subject properties are located within the General Industrial (I-G) zoning district within the East Wenatchee Urban Growth Area. The existing hydrogen facility is permitted within this district via a conditional use permit (CUP).

**ENVIRONMENTAL REVIEW:**

The proposal is subject to review under the State Environmental Policy Act (SEPA). Douglas County issued a Determination of Non-Significance on January 23<sup>rd</sup>, 2026, in accordance with WAC 197-11-355 (Optional DNS).

**AGENCY AND PUBLIC COMMENTS:**

Applicable agencies have been given the opportunity to review this proposal. Agency comments have been included as an attachment to this report.

**Agency comments:**

<b>Agency Notified</b>	<b>Response Date</b>	<b>Agency Notified</b>	<b>Response Date</b>
Chelan Douglas Health District	2/2/2026	Douglas County Fire Marshal	2/2/2026
Confederated Tribes of the Colville Reservation	1/21/2026	WA State Department of Ecology	N/R
WA State Department of Archeology and Historic Preservation	N/R	WA State Dept. of Transportation	1/20/2026
Douglas County Land Services Dept.	1/22/2026	Douglas County Public Utility District	2/19/2025
East Wenatchee Water District	N/R	Douglas County GIS Department	1/9/2026
Douglas County Transportation and Stormwater Department	1/26/2026		

\* N/R = No Reply

Agency comments have been included as suggested conditions of approval, where applicable.

No public comments were received by Douglas County.

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## PROJECT ANALYSIS:

In review of this proposal, it is important to consider the applicable county regulations, public and agency comments, any identified environmental concerns and state and federal requirements. Planning staff's analysis and review of the subject application is noted below:

### Summary of proposed amendments:

The proposal by the DCPUD includes amendments to multiple findings of fact and conditions of approval from the original Hearing Examiner decision for CUP-2020-05. The proposed amendments can be found below (Red text denotes proposed revisions):

### Proposed modifications to findings of fact:

11.5.1 According to the Applicant and Analysis: The applicant understands these requirements. ~~The following chemicals may be stored on the site, hydrogen gas, 1-percent hydrogen in oxygen span gas, oxygen gas, nitrogen gas, propylene glycol mixture, water, calcium sulfate (desiccant), and motor oil.~~ The project will comply with this requirement.

20. The use of the project site for generating hydrogen ~~fuel cells~~ is consistent with surrounding land uses that includes industrial (i.e. McDougal & Sons North Baker Flats facility), agricultural, utilities (i.e. Bonneville Power Administration), and commercial (i.e. Shell station). The site will be designed and constructed to be visually consistent with the general aesthetic character of the area. A 6-foot tall fence will be constructed ~~along the entire perimeter of the site as shown in Exhibit A~~ and a landscaped buffer will be maintained on the ~~northern and~~ western boundaries of the site to provide a visual screen and improve aesthetic character of the site.

28.1 Buffering will be provided in the form of fencing and landscaping. A 6-foot tall fence will be implemented ~~along the perimeter of the site as shown in Exhibit A~~. Landscaping is proposed on the ~~northern and~~ western boundaries of the project site and will be designed in accordance with DCC Chapter 20.40 and any applicable conditions of the CUP decision. No landscaping is proposed on the ~~northern~~, eastern, southern boundaries of the site because the project is not anticipated to have adverse impacts to adjacent properties in these locations.

28. Access to the facility is proposed via a private road connection to the state highway ~~and includes a proposed extension to the north to facilitate future development of approximately 70 acres of industrial zoned land to the north.~~

### Proposed modification to conditions of approval:

3. This Conditional Use Permit is for the "DCPUD Switchyard & Hydrogen Generation ~~and Storage~~ Facility." At no time does any portion of part of the application materials, support information, and/or submitted plans allow the permitted activity and/or use beyond that of a Switchyard & Hydrogen Generation ~~and Storage~~ Facility ~~including ancillary functions such as process water handling.~~

19. The access to the facility is proposed via a private road connection to the state highway ~~and includes a proposed extension to facilitate future development of approximately 70 acres of~~

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~~industrial zoned land to the north. The easement for this private road shall include provisions for emergency access to and from the properties to the north and allow for dedication as a public road if deemed necessary by the County Engineer built to DCC and engineering standards.~~

**Staff Analysis:**

Proposed amendments that clarify the existing use of the property, via findings of fact and conditions of approval, do not pose any concern for Douglas County as the amendments do not alter the existing use of the site. All uses that are referenced in the proposal fall within the permitted uses for the I-G district.

Proposed modifications to landscaping/ fencing standards appear to meet the intent of applicable screening requirements. When the project was originally processed, the land to the north remained under separate ownership. Due to the difference in ownership, screening requirements were implemented to eliminate adverse impacts from the hydrogen facility on the neighboring properties. With the DCPUD acquisition of all property to the north, the requirements to screen the parcels is no longer applicable as the project is not intended to have adverse impacts on the adjacent properties to the north. The request to eliminate landscaping on the north side of the facility and replace it with fencing is supported by the Land Services Department.

DCPUD also proposes an amendment removing access requirements that are no longer applicable after their property purchase at 174 Hydrogen Way, East Wenatchee, 98802. The proposed change reflects the purchase of property by the PUD and their need to keep any existing and/or future internal road(s) private and gated for security reasons, thereby rendering the old requirement obsolete. Should conditions change in the future necessitating some form of access off Hwy 97, County and WSDOT approval would be necessary and appropriately analyzed at that time. Thus, the County supports the proposed change to Condition 19 which eliminates an easement for a roadway extension to support emergency access based on potential future development.

**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 applicable elements of Douglas County Code. Staff recommends approval of CUP-2020-05A subject to the following findings of fact and conditions:

**SUGGESTED FINDINGS OF FACT:**

1. The applicant for the project is the Douglas County Public Utility District No. 1
2. General Description: An application for an amendment to CUP-2020-05. DCPUD was issued a Conditional Use Permit for the "DCPUD Switchyard & Hydrogen Generation Facility", CUP-2020-05. Since the time this permit was issued, the DCPUD acquired the property directly adjacent to and north of the Hydrogen Facility. This land was referenced in several of the Findings of Fact and Condition of Approval statements as "70 acres of industrial zoned land to the north". This acquisition removes all private property owners north of the Hydrogen Facility within the industrial zoned designation to the state highway. The proposed Conditional Use Permit

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amendment is to remove the requirements that are no longer applicable due to the land acquisition and provide minor edits to accurately reflect the proposed facility.

3. The following materials were submitted for review:
  - a. Land Use Master Application
  - b. SEPA Checklist
  - c. Project Narrative
  - d. Site Plan
4. Location: The subject property is located at 174 Hydrogen Way, East Wenatchee, 98802. The property is further described as being located within Section 2, Township 23N, Range 20E, W.M. Douglas County Assessor's Parcel Number(s): 23200210006, 23200210005, 23200210001.
5. Site Information:
  - Domestic Water: East Wenatchee Water District
  - Sewage Disposal: On-site septic systems
  - Power/Electricity: Douglas County Public Utility District
  - Fire Protection: Wenatchee Valley Fire Department
  - Telephone Service: Varied
6. Site Characteristics: The topography is relatively flat with ascending slopes on the far east side of the property. The hydrogen production/ processing facility, and supporting infrastructure, currently exists on site.
7. Access to the facility exists via a private road connection to the state highway.
8. Surrounding land uses:
  - North: Agriculture, vacant land
  - South: Industrial development
  - East: Vacant land
  - West: Commercial development, US Hwy 2
9. The subject properties are located in the General Industrial (I-G) zoning district. The I-G district allows the existing hydrogen facility as a conditional use.
10. Per the Colville Confederate Tribes, The proposed project lies within the traditional territory of the *šnpəšqʷaw' səxʷ šnpəšqʷaw' səxʷ* (people in between) or *p'squosa* (narrow canyon) or Wenatchi Tribe, one of the 12 constituent tribes of the Confederated Tribes of the Colville Reservation (CTCR), which is governed by the Colville Business Council (CBC). The CBC has delegated to the Tribal Historic Preservation Officer (THPO) the responsibility of representing the CTCR with regard to cultural resources management issues throughout the traditional territories of all of the constituent tribes under Resolution 1996-29. Per CCT, the project does not propose any amendments to the APE or pertain to any ground disturbing work, therefore CCT has no comments regarding the amendment.
11. Per the Douglas County Prosecuting Attorney's office, the proposed change reflects the purchase of property by the PUD and their need to keep any existing and/or future internal road(s) private

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and gated for security reasons, thereby rendering the old requirement obsolete. Should conditions change in the future necessitating some form of access off Hwy 97, County and WSDOT approval would be necessary and appropriately analyzed at that time. Thus, the County supports the proposed change to Condition 19 which eliminates an easement for a roadway extension to support emergency access based on potential future development.

12. Douglas County issued a Determination of Non-Significance on January 23<sup>rd</sup>, 2026 in accordance with WAC 197-11-355 (Optional DNS).
13. Surrounding property owners were given the opportunity to comment on the proposals, can request a copy of the decision, and can appeal the decision subject to the requirements outlined in DCC 14.12.
14. Proper legal requirements were met and surrounding property owners were given the opportunity to comment on the proposal at a public hearing.
15. Purveyors who responded to the project have indicated that adequate utilities/services are available or can serve this project.
16. The development will not adversely affect the general public, health, safety and general welfare, subject to the suggested Conditions of Approval.

**SUGGESTED CONDITIONS OF APPROVAL:**

1. The project shall proceed in substantial conformance with the plans and application materials on file.
2. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
3. The applicant shall abide by all conditions of approval outlined in the Hearing Examiner decision for CUP-2020-05, except as modified herein.
4. The applicant shall abide by the revised conditions of approval, as proposed within the application materials.
5. Proposed modifications to the existing findings of fact shall become applicable to the project upon approval of this amendment.
6. The gate to the facility shall be installed with a Knox box. The applicant shall coordinate with the local Fire Department.

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Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Tanner Ackley".

**Tanner Ackley - Principal Planner**  
Douglas County Land Services Department

Attached: Agency Comments



## Memorandum

**To:** Shari Tincher, Chelan County

**From:** Richmond Petty, REHS

**Date:** 1/30/26

**RE:** Douglas Co. PUD (CUP 2020-05A) Comments

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I have reviewed the above development proposal for an amendment to CUP 2020-05, DCPUD Switchyard & Hydrogen Generation Facility. The proposed Conditional Use Permit amendment is to remove the requirements that are no longer applicable due to the land acquisition and provide minor edits to accurately reflect the proposed facility. The subject property is located at 174 Hydrogen Way, East Wenatchee, WA (county tax parcels: 23200210006, 23200210005, 23200210001).

As proposed, I have no objections to further approval of this project.

Any changes to the project may require additional Health District review.

Fees for review of land-use applications have been established by the Chelan-Douglas Health District Board of Health. The District will bill the applicant upon receipt of our comments (attached).

Project	CDHD 2026 fees
Other Land Use review (per hour)	\$110

## Tanner Ackley (x6544)

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**From:** Amelia Stanger <amelia.stanger.hsy@colvilletribes.com>  
**Sent:** Wednesday, January 21, 2026 4:48 PM  
**To:** Daane Hagen (x6563); Shari Tincher (x6589)  
**Cc:** Guy Moura; sepa@dahp.wa.gov  
**Subject:** Re: CUP-2020-05A - Request for Agency Comments

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

We have completed our review of application CUP-2020-05A for the amendment to the Conditional Use Permit for the DCPUD Switchyard & Hydrogen Generation Facility. The amendment proposes minor edits and removal of requirements due to ownership changes.

The proposed project lies within the traditional territory of the *šnǰǎšqʷaw sǎxʷ šnǰǎšqʷaw sǎxʷ* (people in between) or *pʷsquosa* (narrow canyon) or Wenatchi Tribe, one of the 12 constituent tribes of the Confederated Tribes of the Colville Reservation (CTCR), which is governed by the Colville Business Council (CBC). The CBC has delegated to the Tribal Historic Preservation Officer (THPO) the responsibility of representing the CTCR with regard to cultural resources management issues throughout the traditional territories of all of the constituent tribes under Resolution 1996-29. This area includes parts of eastern Washington, northeastern Oregon, the Palus territory in Idaho, and south-central British Columbia.

Since the project does not propose any amendments to the APE or pertain to any ground disturbing work, we have no comments regarding the amendment.

Thank you for consulting with the Confederated Tribes of the Colville Reservation. These comments are based on the information as currently presented. We reserve the right to revise our comments as additional information becomes available. If you have any questions, please contact me at the number below.

On Thu, Jan 8, 2026 at 1:18 PM Daane Hagen (x6563) <[dhagen@co.douglas.wa.us](mailto:dhagen@co.douglas.wa.us)> wrote:

**REQUEST FOR AGENCY COMMENTS**

**APPLICANT:** PUBLIC UTILITY DISTRICT NO. 1 OF DOUGLAS COUNTY

**Date of Application:** 12/18/2025

**Date Letter of Completeness Issued:** 01/05/2026

**Date Notice of Application Issued:**

**Application Number:** CUP-2020-05A

**Description of Proposal:** An application for an amendment to CUP-2020-05. DCPUD was issued a Conditional Use Permit for the “DCPUD Switchyard & Hydrogen Generation Facility”, CUP-2020-05. Since the time this permit was issued, the DCPUD acquired the property directly adjacent to and north of the Hydrogen Facility. This land was referenced in several of the Findings of Fact and Condition of Approval statements as “70 acres of industrial zoned land to the north”. This acquisition removes all private property owners north of the Hydrogen Facility within the industrial zoned designation to the state highway. The proposed Conditional Use Permit amendment is to remove the requirements that are no longer applicable due to the land acquisition and provide minor edits to accurately reflect the proposed facility. The subject property is located at 174 Hydrogen Way, East Wenatchee, 98802. The property is further described as being located within Section 2, Township 23N, Range 20E, W.M. Douglas County Assessor’s Parcel Num

**Respond By:** 5:00 p.m., 01/22/2026 (end of comment period)

**Return Comments** SmartGov or [stincher@co.douglas.wa.us](mailto:stincher@co.douglas.wa.us)  
**to:**

**If your comments are not received from your agency by the above date, it will be construed that your agency has no concern with this application.**

**If you have application related questions, please contact Tanner Ackley, Principal Planner.**

## **DAANE HAGEN**

Permit Technician



Douglas County Transportation and Land Services

140 19<sup>th</sup> St NW Suite A

East Wenatchee WA 98802

Phone: (509) 884-7173

Email: [dhagen@co.douglas.wa.us](mailto:dhagen@co.douglas.wa.us)

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limlmt (Thank you),

**Amelia Stanger**

CCT History/Archaeology Department

Deputy Director

Phone: 509-634-2646

Cell: 509-978-9311

Fax: 509-634-2694

Email: [amelia.stanger.hsy@colvilletribes.com](mailto:amelia.stanger.hsy@colvilletribes.com)

## Tanner Ackley (x6544)

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**From:** NC-Review <NC-Review@WSDOT.WA.GOV>  
**Sent:** Tuesday, January 20, 2026 11:39 AM  
**To:** Daane Hagen (x6563)  
**Cc:** Verellen, Clayton; Lewis, Dan; Richards, Marcus  
**Subject:** Re: [EXTERNAL] CUP-2020-05A - Request for Agency Comments

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings,

Thank you for giving WSDOT the opportunity to comment on this project. If a TIA or Traffic Generation Memo is developed, please share with us for review.

-Thank you

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**From:** Daane Hagen (x6563) <dhagen@co.douglas.wa.us>  
**Sent:** Thursday, January 8, 2026 9:17 PM  
**To:** ehsupport@cdhd.wa.gov <ehsupport@cdhd.wa.gov>; aren.orsen.hsy@colvilletribes.com <aren.orsen.hsy@colvilletribes.com>; guy.moura@colvilletribes.com <guy.moura@colvilletribes.com>; john.sirois.adm@colvilletribes.com <john.sirois.adm@colvilletribes.com>; darnell.sam.adm@colvilletribes.com <darnell.sam.adm@colvilletribes.com>; milton.davis.adm@colvilletribes.com <milton.davis.adm@colvilletribes.com>; amelia.stanger.hsy@colvilletribes.com <amelia.stanger.hsy@colvilletribes.com>; sepa@dahp.wa.gov <sepa@dahp.wa.gov>; separegister@ecy.wa.gov <separegister@ecy.wa.gov>; crosepa@ecy.wa.gov <crosepa@ecy.wa.gov>; cthorpe@ewwd.org <cthorpe@ewwd.org>; NC-Review <NC-Review@WSDOT.WA.GOV>  
**Subject:** [EXTERNAL] CUP-2020-05A - Request for Agency Comments

**WARNING:** This email originated from outside of WSDOT. Please use caution with links and attachments.

### REQUEST FOR AGENCY COMMENTS

**APPLICANT:** PUBLIC UTILITY DISTRICT NO. 1 OF DOUGLAS COUNTY

**Date of Application:** 12/18/2025

**Date Letter of Completeness Issued:** 01/05/2026

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**Respond By:** 5:00 p.m., 01/22/2026 (end of comment period)

**Return Comments** SmartGov or [stincher@co.douglas.wa.us](mailto:stincher@co.douglas.wa.us)  
**to:**

**If your comments are not received from your agency by the above date, it will be construed that your agency has no concern with this application.**

**If you have application related questions, please contact Tanner Ackley, Principal Planner.**

**DAANE HAGEN**

Permit Technician



Douglas County Transportation and Land Services

140 19<sup>th</sup> St NW Suite A

East Wenatchee WA 98802

Phone: (509) 884-7173

Email: [dhagen@co.douglas.wa.us](mailto:dhagen@co.douglas.wa.us)

### Note Detail



**Type:** Permit Workflow Step

**Id:** TRANS & SW

**Note Type:**\* GENERAL

**Note Code:** GENERAL - General Information

**Text:**\* Prosecuting Attorney's office to provide comments on behalf of Transportation and Stormwater Department.

**Begin Date:**\* 01/26/2026

**End Date:**

**Link:** [Goto](#)

**Publish on Portal - Private:**  **Public:**

#### Attachments

[Select Files](#)

[Close](#)

[Audit](#)

office to provide comments

tion and Stormwater

01/26/2026

ASCHAUER@CO.DOUGLAS.WA.US

Sean P. Lewis  
**Douglas County Prosecuting Attorney**



**James T. Mitchell**  
*Chief Deputy*

**Kammeron N. Todd**  
*Civil Deputy*

**Lori Preuss**  
*Deputy*

**Stephen W. Downs**  
*Deputy*

**Matthew Knuffke**  
*Deputy*

February 11, 2026

Memo Re: CUP-2020-05A (Douglas County PUD) Amendment

Douglas County PUD has proposed an amendment to their Conditional Use Permit based on changed circumstances removing access requirements that are no longer applicable after their property purchase at 174 Hydrogen Way, East Wenatchee, 98802.

The proposed change reflects the purchase of property by the PUD and their need to keep any existing and/or future internal road(s) private and gated for security reasons, thereby rendering the old requirement obsolete. Should conditions change in the future necessitating some form of access off Hwy 97, County and WSDOT approval would be necessary and appropriately analyzed at that time.

Thus, the County supports the proposed change to Condition 19 which eliminates an easement for a roadway extension to support emergency access based on potential future development.

Jim Mitchell  
Chief Deputy, Douglas County Prosecuting Attorney's Office

## Note Detail



**Type:** Permit Workflow Step

**Id:** COMMENTS-DC FIRE MARSHAL

**Note Type:\*** GENERAL

**Note Code:**

**Text:\*** Gate to facility shall be installed with a Knox Box and shall coordinate with the local fire department.

**Begin Date:\*** 02/02/2026

**End Date:**

**Link:**

[Goto](#)

**Publish on Portal - Private:**  **Public:**

### Attachments

[Select Files](#)

[Close](#)

[Audit](#)

ed with a Knox Box and  
l fire department.

02/02/2026

HMAUSETH@CO.DOUGLAS.WA.US