



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 – JANUARY 8th, 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. ADMINISTRATIVE PROCEDURES

- a) Review minutes from the December 4th, 2024 Planning Commission meeting.

III. CITIZEN COMMENT

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

IV. OLD BUSINESS – NONE

V. NEW BUSINESS:

- a) Planning Commission training on OPMA and PRA laws in relation to the use of County provided email addresses.
- b) Update on the 2026 Comprehensive Plan periodic update.
- c) Public hearing on amendments to DCC 18.58.040(L) and DCC 18.60.040(L). The amendment relates to “Short Term Mineral Extraction”, which is currently allowed in the industrial districts via a Conditional Use Permit (CUP). The current code limits the timeframe for short term mineral extraction to six years. The amendment would add the option for a developer to request an extension of that timeframe by three years.

VI. ADJOURN



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DOUGLAS COUNTY PLANNING COMMISSION
SUMMARY MINUTES WEDNESDAY,
DECEMBER 4, 2024

Members Present: Ray Dobbs, Tanya Davis, Dan Beardslee, Brandon Littrell

Members Absent: Michelle Taylor, Betsy Irmer, Tami Jo Nerby

Staff Present: Swati Rastogi, Principal Planner, Tanner Ackley, Principal Planner, Tiffany Prazer, Associate Planner, Kazi Haque, Land Services Director

CALL MEETING TO ORDER:

Dan Beardslee, Vice- Chair, called meeting to order at 5:30pm

II. ADMINISTRATIVE PROCEDURES: Review minutes from the October 9th, 2024 Member Ray Dobbs motion to approved minutes, Member Brandon Littrell seconded, unanimously approved.

III. CITIZEN COMMENT: None

IV. OLD BUSINESS: None

V. NEW BUSINESS:

Swati presented an update on the CPRZ and MPR

Ray mentioned he had concerns with development timeline

Kazi explained that the Bylaws were for the PC and they could change what they wanted

a.) Planning Commission Bylaw review

Last review of bylaws was in 2009, Kameron Tood gave some ideas to incorporate with possible issues

Ray D. discussed his thoughts on item 2a, establishing a quorum. Cancellation of meetings should have greater notice, more than same day cancellation. Feels

like PC needs to honor the public with greater notice. Dan B. stated he didn't know if that needed to be in bylaws or just a policy.

Meeting packets should be posted more than 1 day in advance.

Page 5 & 6 Dan B mentioned and discussed reasoning that a split decision should not be seen as a negative recommendation forwarded to the BOCC, possibly include the voting numbers with the recommendation.

Item d, page, Dan B. discussed member recusal should be the up to the PC to determine.

b.) Officer Elections

Tanya motioned to elect Brandon Littrell as Chair and Ray Dobbs to Vice-Chair, Dan seconded, unanimously approved. Brandon L accepted Chair position, as did Ray D

c.) Workshop on amendment to DCC 18.36.060(A)

Tanner Ackley provided the history and description of the text amendment to the Board. Dan B. encouraged good thorough review and there might be some issues with zero setbacks. Group discussion.

General consensus to bring back the Bylaws in January/February since the topics were many and needed more information on legality.

VI. ADJOURNED: 6:33pm



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Amendment to DCC 18.58.040 & 18.60.040

Short-term Mineral Extraction Conditional Use Permit Expiration

Staff Report

TO: Douglas County Planning Commission
FROM: Douglas County Land Services Staff
RE: Public Hearing – Amendments to DCC 18.58.040: Short-term mineral extraction conditional uses term limit – Expiration (TEXT-2024-03).
DATE: December 30, 2024

I. PROPOSED ACTION:

This is a request to amend Douglas County Code (DCC), Chapter 18.58.040 (L) & DCC 18.60.040 (L) – “*Short term mineral extraction located north of Grant Road, not to exceed a period of six years for the purpose of industrial site preparation. The application shall be reviewed for conformance with the standards of DCC Section [18.80.180\(C\)](#) through (O), Mineral extraction.*”

The proposed amendment is as follows (the text in red ink is the proposed addition):

Short term mineral extraction located north of Grant Road, not to exceed a period of six years for the purpose of industrial site preparation. The application shall be reviewed for conformance with the standards of DCC Section [18.80.180\(C\)](#) through (O), Mineral extraction. **A three-year extension for the continuation of mining operations may be granted by the Board of County Commissioners in a public meeting, provided the extension request is submitted no later than 6 months following the expiration of the Conditional Use Permit.**

Currently, short-term mineral extraction is permitted via Conditional Use Permit within the General Industrial (I-G) and Pangborn General Industrial District (I-GP) zoning districts in Douglas County. The code limits such operations to a period of six years. The proposed amendment would allow the applicants to request an extension of this timeframe by three years.

The Planning Commission is requested to review, consider, and make a recommendation to the Board of County Commissioners to approve, approve in part, or deny the adoption of the proposed amendment.

II. ENVIRONMENTAL REVIEW:

An environmental review was completed. On December 19, 2024, Douglas County issued a Determination of Non-Significance (DNS) pursuant to WAC 197-11-340 (2), for the proposed amendment.

III. PUBLIC PROCESS

- (a) 08-14-2024: Proposed changes were presented to the Planning Commission during a workshop.
- (b) 11-08-2024: Proposed amendment notice was sent to the Washington State Department of Commerce for a 14-day expedited review request.
- (c) 12-04-2024: Washington State Department of Commerce granted approval of the 14-day expedited review request. Submittal ID: 2024-S-7730.
- (d) 12-12-2024: A Legal notice was published in the Wenatchee World and Empire Press Newspapers advertising the 01-08-2025 Planning Commission public hearing.
- (e) 12-19 -2024: Douglas County issued a Determination of Non-significance for the proposed amendment.
- (f) 01-08-2025: Douglas County Planning Commission public hearing.

IV. AGENCY AND PUBLIC COMMENTS:

Douglas County initiated a 14-day review (public comments) on December 12, 2024, and the comment period ended on December 26, 2024. As of the date of this staff report, no public comments have been received. One agency comment was received from the Washington State Department of Natural Resources (DNR). DNR provided input stating they had no concerns with the proposed code language. DNR made recommendations on future code amendments to add the following references to the County Code:

- Consider adding a reference to WAC 365-190-120 – Geologically hazardous areas definition
- Consider adding a reference to the WGS geologic information portal
- Review the DNR geologic planning webpage

V. PROJECT ANALYSIS:

The following goals and policies out of the Douglas County Comprehensive Plan/ RCW 36.70A are applicable to/ support the proposed amendment:

Douglas County Countywide Plan

General Land Use Goals & Policies:

Policy G-15: Encourage the operation of rural commercial businesses, natural resource-related industries, recreation and tourism activities, cottage industries, small-scale businesses, and home occupations that are consistent with existing and planned land use patterns and are of an appropriate size and scale to maintain rural character.

Economic Development Goals & Policies:

Goal: Preserve the strength of the existing agricultural industry while diversifying the economy by strengthening a wide spectrum of economic activity throughout the County in both rural and urban growth areas and maximize the positive economic impact of tourism and recreational development.

Policy ED-7: Develop and implement land use regulations that are flexible enough to recognize the changing nature of business and industry.

Policy ED-10: Provide regulatory incentives to encourage and facilitate economic development opportunities within the County.

VI. STAFF RECOMMENDATION/ DRAFT MOTION:

Douglas County Land Services staff recommend approval of the proposed code amendment. The following is a draft motion that may be utilized by the Planning Commission if the amendment is approved:

“Move to recommend approval of the amendment to Douglas County Code (DCC), Chapter 18.58.040 & DCC 18.60.040 Conditional Uses, Section L, and based upon the findings of fact and conclusions of law contained in this staff report.

VII. FINDINGS AND CONCLUSIONS:

Suggested Findings:

1. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.
2. The Douglas County Board of Commissioners is authorized to adopt amendments to the Douglas County Code.
3. Chapter 14.32 in the Douglas County Code outlines the standards and process for amending development regulations to ensure compliance with the GMA.
4. Douglas County initiated a 14-day review on December 12, 2024.
5. The notice of public hearing was published in the Wenatchee World and Empire Press on December 12, 2024.
6. Douglas County issued a Determination of Non-significance, in accordance with WAC 1 WAC 197-11-340 (2), on December 19, 2024.
7. The Douglas County Planning Commission is scheduled to hold a public hearing for the proposed amendment on January 8, 2024.

Suggested Conclusions:

1. The procedural and substantive requirements of the State Environmental Policy Act have been complied with.
2. The procedural requirements of RCW 36.70A have been complied with.
3. The proposed amendments are consistent with the Douglas County Comprehensive Plan.
4. The proposed amendments are consistent with the requirements of the Revised Code of Washington, and the Washington Administrative Code.

Attachments: Agency Comments

Tanner Ackley (x6544)

From: Sears, Tricia (DNR) <Tricia.Sears@dnr.wa.gov>
Sent: Thursday, November 21, 2024 4:01 PM
To: Tanner Ackley (x6544)
Cc: Sears, Tricia (DNR); Wright, Jo Anne (COM)
Subject: Douglas County's Development Regulation Amendment (2024-S-7730): WGS 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.

11/21/24

Hello Tanner,

In keeping with the interagency correspondence principles, I am providing you with comments on Douglas County's Development Regulation Amendment (2024-S-7730).

For this proposal submitted via Planview, I looked at the proposal and focused on areas related to WGS work. Of note, but not limited to, I look for language around the geologically hazardous areas, mineral resource lands, mining, climate change, and natural hazards mitigation plans.

Specifically in this proposal, I reviewed the DCC 18.58.040 and DCC 18.60.040 PDF.

The very brief PDF includes two code provisions with proposed language regarding "short term mineral extraction located north of Grant Road..."

WGS has no comment on the language. If you have questions about surface mine permits with the State of Washington, please contact Rian Skov, LG, LEG, Chief Reclamation Geologist at the Washington Geological Survey. Rian.skov@dnr.wa.gov and 360-704-0963.

Below, I include our usual language for this and future endeavors.

Recognizing the limitations of the current proposals, I want to mention that it would be great for you to consider these in current or future work, be it in your comprehensive plan, development code, and SMP updates, and in your work in general:

- Consider adding a reference to WAC 365-190-120 geologically hazardous areas for definitions in other areas besides the CAO. In addition, consider adding a reference to WAC 365-196-480 for natural resource lands.
- Consider adding a reference to the WGS Geologic Information Portal in other areas besides the CAO. If you have not checked our interactive database, the WGS Geologic Information Portal, lately, you may wish to do so. [Geologic Information Portal | WA - DNR](#)
- If you have not checked out our Geologic Planning page, you may wish to do so. [Geologic Planning | WA - DNR](#)

Thank you for considering our comments. If you have any questions or need additional information, please contact me. For your convenience, if there are no concerns or follow-up discussion, you may consider these comments to be final as of the 60-day comment deadline of 1/7/24.

Cheerio,

Tricia

Tricia R. Sears (she/her/hers)

Geologic Planning Liaison

Washington Geological Survey (WGS)

Washington Department of Natural Resources (DNR)

Cell: 360-628-2867 | Email: tricia.sears@dnr.wa.gov

Proposed Amendments to DCC 18.58.040 and DCC 18.60.040. Proposed amendments are displayed in red text.

DCC 18.58.040 Conditional uses.

L. Short term mineral extraction located north of Grant Road, not to exceed a period of six years for the purpose of industrial site preparation. **A three-year extension for continuation of mining operations may be granted by the Board of County Commissioners in a public meeting, provided the extension request is submitted no later than six months following the expiration of the Conditional Use Permit.** The application shall be reviewed for conformance with the standards of DCC Section [18.80.180](#)(C) through (O), Mineral extraction.

DCC 18.60.040 Conditional uses.

L. Short term mineral extraction located north of Grant Road, not to exceed a period of six years for the purpose of industrial site preparation. **A three-year extension for continuation of mining operations may be granted by the Board of County Commissioners in a public meeting, provided the extension request is submitted no later than six months following the expiration of the Conditional Use Permit.** The application shall be reviewed for conformance with the standards of DCC Section [18.80.180](#)(C) through (O), Mineral extraction.

SEPA ENVIRONMENTAL CHECKLIST

Purpose of the checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background

1. Name of proposed project, if applicable: [Short Term Mineral Resource Operation – 3 Year Extension Amendment](#)
2. Name of applicant: [Douglas County Planning](#)
3. Address and phone number of applicant and contact person:
[Tanner Ackley, Principal Planner](#) 509-884-7173 tackley@co.douglas.wa.us

140 19th Street NW, East Wenatchee, WA 98802

4. Date checklist prepared: [December 11, 2024](#)
5. Agency requesting checklist: [Douglas County Land Services Department](#)
6. Proposed timing or schedule (including phasing, if applicable): [Potential adoption of the code amendment will occur in January/ February of 2025.](#)
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [N/A](#)
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [SEPA Checklist.](#)
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. [N/A](#)
10. List any government approvals or permits that will be needed for your proposal, if known. [Douglas County Commissioners have directed staff to compile and complete all necessary materials in order to process this amendment. The Board of County Commissioners will be the approval authority.](#)
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.)
[Proposed amendment to DCC 18.58.040 and 18.60.040 regarding short term mineral extraction operations within the industrial zoning districts. Currently, short term mineral extraction is permitted via a conditional use permit within the Industrial zoning districts in Douglas County \(Baker Flats and the Pangborn Industrial Service Area\). The code currently limits short term mineral extraction operations to a period of six years. The proposed code amendment would allow applicants to request an extension of this timeframe by three years.](#)
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 amendment would apply to parcels located within the industrial zoning districts in Douglas County \(Baker Flats and the Pangborn Industrial Service Area\)](#)

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: N/A

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? N/A

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. N/A

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

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. Future mineral resource operations utilizing the time extension may extract various quantities of natural resources. The type, quantity, and total area will vary depending on the specific project proposal. However, this is a non-project action so specific impacts cannot be assessed at this time.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. N/A

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

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: N/A

2. Air

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 will be no emissions created as a result of this proposal.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No off-site sources of emissions will affect this proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: N/A

3. Water

a. Surface Water:

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.

N/A

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.

N/A

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.

N/A

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

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

N/A

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.

N/A

b. Ground Water:

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 general description, purpose, and approximate quantities if known. N/A

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: 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.

N/A

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. N/A

2) Could waste materials enter ground or surface waters? If so, generally describe. There will be no waste materials entering ground or surface waters as a result of this proposal.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. This proposal will not alter or affect drainage patterns.

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

4. **Plants** N/A

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?

No vegetation will be removed or altered as a result of this proposal.

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

N/A

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

N/A

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

N/A

5. **Animals**

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. N/A

Examples include:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other _____

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

N/A

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

N/A

d. Proposed measures to preserve or enhance wildlife, if any:

N/A

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

N/A

6. Energy and Natural Resources

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. N/A

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

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: N/A

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. **There are no environmental health hazards created as a result of this proposal.**

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

N/A

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. N/A

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. N/A

Describe special emergency services that might be required. N/A

2) Proposed measures to reduce or control environmental health hazards, if any

N/A

b. Noise

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

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. N/A

3)) Proposed measures to reduce or control noise impacts, if any: N/A

8. Land and Shoreline Use

- 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. [N/A](#)
- 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 as a result 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? [N/A](#)
- 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: [N/A](#)
- c. Describe any structures on the site. [N/A](#)
- d. Will any structures be demolished? If so, what? [N/A](#)
- e. What is the current zoning classification of the site? [N/A](#)
- f. What is the current comprehensive plan designation of the site? [N/A](#)
- g. If applicable, what is the current shoreline master program designation of the site? [N/A](#)
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [N/A](#)
- i. Approximately how many people would reside or work in the completed project? [N/A](#)
- j. Approximately how many people would the completed project displace? [N/A](#)
- k. Proposed measures to avoid or reduce displacement impacts, if any: [N/A](#)
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [N/A](#)
- 4) m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [N/A](#)

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [N/A](#)
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [N/A](#)

c. Proposed measures to reduce or control housing impacts, if any: [N/A](#)

10. **Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? . [N/A](#)

b. What views in the immediate vicinity would be altered or obstructed? . [N/A](#)

Proposed measures to reduce or control aesthetic impacts, if any [N/A](#)

11. **Light and Glare** [

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [N/A](#)

b. Could light or glare from the finished project be a safety hazard or interfere with views? [N/A](#)

c. What existing off-site sources of light or glare may affect your proposal? [N/A](#)

d. Proposed measures to reduce or control light and glare impacts, if any: [N/A](#)

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity? [N/A](#)

b. Would the proposed project displace any existing recreational uses? If so, describe. [N/A](#)

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [N/A](#)

13. **Historic and cultural preservation** [

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. [N/A](#)

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. [N/A](#)

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. [N/A](#)

- 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. :
N/A

14. **Transportation**

- 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. N/A
- 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? N/A
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? N/A
- d. 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). N/A
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. N/A
- f. 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? N/A
- g. 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. N/A
- h. Proposed measures to reduce or control transportation impacts, if any: N/A

15. **Public Services**

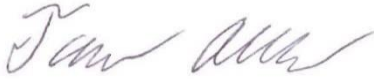
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. N/A
- b. Proposed measures to reduce or control direct impacts on public services, if any. N/A

16. **Utilities**

- a. Circle utilities currently available at the site: N/A
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. N/A

C. Signature

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



Signature:

Name of signee: Tanner Ackley

Position and Agency/Organization: Principal Planner – Douglas County Land Services

Date Submitted: 12-17-2024

D. Supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposed amendment would not have any additional impact on water, air, noise, or production of toxic chemicals. However, the initial application for a mineral resource operation has the potential to impact these items. All impacts will be analyzed at time of initial application.

Proposed measures to avoid or reduce such increases are:

The proposed amendment would not have any additional impact on water, air, noise, or production of toxic chemicals. However, the initial application for a mineral resource operation has the potential to impact these items. All impacts will be analyzed at time of initial application. Should mitigation measures be necessary, they will be required/ conditioned at time of the original permit processing. The proposed timeframe extension will still be required to abide by any mitigation measures implemented as a part of the original permit.

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

This amendment would allow an option for mineral resource operations to request an extension of the 6 year time limit by 3 years. This amendment would not expand the scope or area of the operation, it would simply allow an extension of time. Any plants, animals, fish or marine life that were protected as a part of the original permit, would be provided the same protections as a part of the time extension.

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

All plants, animals, fish or marine life that were protected as a condition of an existing permit, would maintain that same protections even if an extension is allowed.

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

Future mineral resource operations may reduce energy or natural resources throughout the lifetime of the operation. The proposed extension option would allow the applicant to continue operations for an extended period of three years. This extension will result in additional time to conduct operations, but would not alter the scope of the previously approved permit.

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 purpose of the amendment is to provide an opportunity for applicants to request a three-year extension to a previously approved permit, so the amendment itself would not directly impact environmentally sensitive areas. However, the overall mineral extraction process does have the potential to impact protected areas. Douglas County Code requires things such as separation distances, buffering mechanisms, and mitigation requirements to limit the impact of these operations on environmentally sensitive areas.

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

Should mineral extraction occur in environmentally sensitive areas, all future development shall abide by the provisions of DCC title 19 – Environment. DCC title 19 addresses various environmental aspects such as geologically hazardous areas, wetlands, fish and wildlife habitat conservation, aquifer recharge areas, etc. Additionally, Douglas County Code outlines specific standards/ mitigation measures that must be met in order to obtain an initial permit.

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 amendment would apply to parcels located within the industrial zoning districts in Douglas County (Baker Flats and the Pangborn Industrial Service Area) where there is no shoreline jurisdiction in the vicinity and where short term mineral extraction is already an allowed use under the Conditional Use Permit section of Douglas County Code.

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?

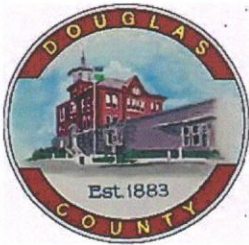
The impact of short-term mineral extraction operations will be analyzed at time of the initial application. The proposed amendment would not alter the scope of the original permit. The proposed amendment would simply provide additional time for mineral extraction operations to take place.

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

All mitigation measures required by the initial CUP permit will be required to be maintained through the extended timeframe. This may include mitigation for impacts to environmentally sensitive areas, utilities, natural resources, etc.

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

The proposal does not conflict with local, state, or federal laws.



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

DETERMINATION OF NONSIGNIFICANCE ISSUED BY DOUGLAS COUNTY TRANSPORTATION & LAND SERVICES

Description of proposal: Proposed amendment to DCC 18.58.040 and 18.60.040 regarding short term mineral extraction operations within the industrial zoning districts. Currently, short term mineral extraction is permitted via a conditional use within the Industrial zoning districts in Douglas County (Baker Flats and the Pangborn Industrial Service Area). The code currently limits short term mineral extraction operations to a period of six years. The proposed code amendment would allow applicants to request an extension of this timeframe by three years.

Lead Agency: Douglas County Transportation and Land Services

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 14 days from the date below. Comments must be submitted by **5:00 p.m. on January 2, 2025**

Responsible Official: Kazi Haque, Planning Director

Contact: Tanner Ackley – Principal Planner

Address: 140 19th Street NW, East Wenatchee, Washington 98802

Phone: 509.884.7173

Date: December 19, 2024

Signature:

Tanner Ackley (x6544)

From: Van Etten Leupold, Sarah (COM) <sarah.vanettenleupold@commerce.wa.gov>
Sent: Wednesday, December 4, 2024 12:00 PM
To: Tanner Ackley (x6544)
Subject: Douglas County - Expedited Review Request Granted for Submittal ID: 2024-S-7730

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.

Dear Mr. Ackley,

Your request for an Expedited Review has been granted for: Proposed amendment to DCC 18.58.040 and 18.60.040 regarding short term mineral extraction operations within the industrial zoning districts. Currently, short term mineral extraction is permitted via a conditional use within the Industrial zoning districts in Douglas County (Baker Flats and the Pangborn Industrial Service Area).

As of receipt of this email, you have met the Growth Management notice to state agency requirements in RCW 36.70A.106 for this submittal. Please keep this email as confirmation.

If you have any questions, please contact Jo Anne Wright at (509) 601-0385 or by email at joanne.wright@commerce.wa.gov.

~~~ ONLINE TRACKING SYSTEM AVAILABLE ~~~~

Log into our new PlanView system at <https://secureaccess.wa.gov/com/planview> where you can keep up with this submittal status, reprint communications and update your contact information.

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Have questions about using PlanView? Use the PlanView User Manual for assistance at <https://www.commerce.wa.gov/serving-communities/growth-management/washington-department-of-commerce-growth-management-submitting-materials/>.

Sincerely,

Review Team  
Growth Management S