



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 – NOVEMBER 5, 2025 – 5:30 PM

DOUGLAS COUNTY PUBLIC SERVICES BUILDING – 140 19TH ST NW,

EAST WENATCHEE, WA 98802

Remote access accommodation can be made upon request.

I. CALL MEETING TO ORDER.

II. PLEDGE OF ALLEGIANCE.

III. ADMINISTRATIVE PROCEDURES:

- a) Review minutes from October 01, 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) Planning Commission Hearing on File CPRZ-2025-02:

An application for a comprehensive plan amendment to designate one parcel of land Residential Medium Density (R-M), from Residential Low Density (R-L). The parcel is located in the Northeast quadrant of the intersection at 6th Street SE and S. Kentucky Ave. The Douglas County Assessor's Parcel Number is 56100200302, with the parcel totaling approximately 0.8 acres in size. This comprehensive plan amendment is jointly sponsored by Douglas County and the City of East Wenatchee.

- b) Discussion and Action: Planning Commission amended By-Laws.

- c) Discussion regarding the 2026 Periodic Comprehensive Plan update.

1. Chapter 1: Introduction
2. Chapter 2: Vision
3. Chapter 3: Rural Element
4. Chapter 4: Resource Element
5. Supporting documentation for the proposed drafts - Comprehensive Plan Periodic Update Grant Checklist

VII. ADJOURN.



DOUGLAS COUNTY

Transportation & Land Services

DOUGLAS COUNTY PLANNING COMMISSION SUMMARY MINUTES WEDNESDAY, October 1, 2025

MEMBERS PRESENT: Tanya Davis, Thomas Tupling, Tami Jo Nerby, Michelle Taylor, Brandon Littrell

MEMBERS ABSENT: Betsy Irmer, Dan Beardslee

STAFF PRESENT: Kazi Haque (Land Services Director), Swati Rastogi (Principal Planner), Tanner Ackley (Principal Planner), Tiffany Prazer (Associate Planner), Pedro Murillo-Vera (Associate Planner), Shari Tincher (Permit Center Coordinator), Jennifer Lange (Assistant County Engineer), Heather Mauseth (Building Official and Fire Marshal)

I. CALL MEETING TO ORDER:

Chairman Brandon Littrell, called meeting to order at 5:30pm, quorum established.

II. PLEDGE OF ALLEGIANCE

III. ADMINISTRATIVE PROCEDURES: Review of minutes from the August 6, 2025 meeting. Commission member, Michelle Taylor made a motion to approve minutes, Chairman Brandon Littrell seconded the motion. The minutes were unanimously approved.

IV. CITIZEN COMMENT: None.

V. OLD BUSINESS: None.

VI. NEW BUSINESS:

a) Hearing-TEXT-2025-01

Swati presented an overview of DCC 17.04.020 text amendment proposing to increase the minimum lot size requirement for land divisions exempt from the subdivision process within UGA from 5 acres to 20 acres. The 60-day review started in July 2025. Staff recommended approval of the proposed text amendment.

Discussion and questions from Commission members.

Comments from Washington State Department of Fish and Wildlife – Paul C. in support of approval. Jennifer Lange mentioned that Transportation was also supporting approval, to support adequate services and infrastructure.

Brandon Littrell motioned to recommended approval to the Board of County Commissioners. Commission Member, Tanya Davis, seconded the motion. The proposed text amendment was approved with a vote of 4 in approval, 1 in abstention and 0 in denial. Commission Member, Michelle Taylor abstained.

Hearing Closed 6:25 p.m.

- b) 2026 Comprehensive Plan update, Kazi Haque provided a status update on where Douglas County was currently at, in the process, with anticipation of conclusion at the end of 2026. Kazi reported that the BOCC approved the consultant for the countywide Ag-Land Analysis however the process hasn't started yet.

Jennifer Lange, Transportation Department provided brief update of their process for the Transportation element of the Comp Plan. The Department will be working with consultants to address the required Comp Plan update and that the process will begin in the next few months.

Planning Commission Bylaws, clean version will be brought to the next meeting for final review, then to the BOCC.

- c) Park Model as Single-Family Dwelling Units Workshop

Heather Mauseth, CBO, gave background information on the current use and intent of Park Models and definitions of Park Model. Heather provided information on the reasons why Park Models should be permitted as single-family dwelling units. Heather reported that new updates will be coming in the next few months.

Discussion and Questions amongst Commission members.

VII. MEETING ADJOURNED: 7:03 pm



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

STAFF REPORT

CPRZ-2025-02 McLeod/Thorpe
COMPREHENSIVE PLAN AND ZONING MAP AMENDMENT

TO: Douglas County Planning Commission
FROM: Douglas County Land Services Staff
RE: CPRZ-2025-02 McLeod/Thorpe
DATE: October 27, 2025

I. REQUESTED ACTION:

The request is for a non-project action, amending the Greater East Wenatchee Area (GEWA) Comprehensive Plan and Zoning Map for McLeod/Thorpe (CPRZ-2025-02). The subject property is located within the East Wenatchee Urban Growth Area at 541 S Kentucky Avenue (APN 56100200302). The subject property is currently zoned Residential Low density (R-L). The applicant is proposing to rezone from Residential Low Density (R-L) to Residential Medium Density (R-M).

The Planning Commission is being asked to review, consider and make a recommendation to the Board of Douglas County Commissioners to approve, approve in part, or deny adoption of the Comprehensive Plan Amendment/rezone.

II. SEPA ENVIRONMENTAL REVIEW:

The proposal is subject to review under the State Environmental Policy Act (SEPA). The applicant submitted a SEPA checklist outlining anticipated environmental impacts. Following review of the SEPA checklist, staff issued a Determination of Non-Significance of September 4, 2025 in accordance with WAC 197-11-340. The SEPA Checklist and DNS are included within the file of record in Attachment A.

III. PUBLIC PROCESS:

Planning Commission workshop	June 18, 2025
The notice of public hearing was advertised 10-days prior to the Planning Commission public hearing pursuant to Section 14.10.050 Legislative review of applications.	October 23, 2025
Planning Commission public hearing	November 5, 2025

IV. AGENCY AND PUBLIC COMMENTS:

Douglas County initiated the state mandated 60-day review, pursuant to RCW 36.70A.106

Public Comments:

No public comments were received at the writing of this staff report.

Agency Comments:

No agency comments were received at the writing of this staff report.

V. GENERAL INFORMATION:

North	Adjacent to the north is zoned R-L with existing single-family dwellings.
South	Adjacent to the south is zoned R-L with existing single-family dwellings.
East	Adjacent to the east is zoned R-L with existing single-family dwellings.
West	Adjacent to the west properties are zoned R-M and are currently being developed with a mix of single-family homes, duplexes, multi-family units and apartment complexes.
Water	East Wenatchee Water District
Sewer	Douglas County Sewer District
Electricity	Douglas County PUD
Irrigation	Wenatchee Reclamation Irrigation District

VI. AMENDMENT ANALYSIS:

Upon review of CPRZ-2025-02, non-project action to amend the GEWA Comprehensive Plan and Zoning Map, the applicant offers the following analysis:

1. **A detailed statement on 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.**

Applicant Response:

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.

2. **A detailed statement explaining how the site is more consistent with the proposed land use designation than with the existing land use designation.**

Applicant Response:

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.

3. **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.**

Applicant Response:

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. 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.

4. **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.**

This question is not applicable as this request does not propose a change to designated resource lands.

5. **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?**

This question is not applicable as this request is not adjacent or located within designated lands of long-term commercial significance or critical areas.

6. **Are public facilities, infrastructure and transportation system present to serve the intended amendment or have provisions been made in accordance with the DCC to provide the necessary facilities?**

Applicant Response:

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.

VII. GREATER EAST WENATCHEE COMPREHENSIVE PLAN:

EAST WENATCHEE UGA.

The Greater East Wenatchee Area and the City of East Wenatchee, the area's urban center, are linked by common interests, a spectacular setting along the Columbia River and an interdependent economy. For these reasons, the City of East Wenatchee and Douglas County have joined together in forming an integrated community vision for the Greater East Wenatchee Area Volume of the Douglas County Comprehensive Plan. This document also serves as the City of East Wenatchee Comprehensive Plan. The planning area for this comprehensive plan is the urban growth area for the City of East Wenatchee.

GOAL 3: Establish development patterns that use urban land more efficiently.

Policy UG-12 The City and County encourage the use of innovative, high quality infill development and redevelopment strategies such as planned developments, zero-lot line, lot-size averaging, shadow platting, small lot subdivisions, and mixed uses in existing developed areas within the urban growth areas.

Policy UG-13 The City and County should develop a system of incentives and regulatory provisions to make small, vacant or underdeveloped parcels within urban growth areas more attractive to development at higher densities.

RESIDENTIAL LOW DENSITY.

It is envisioned that this designation would permit a range of housing options and densities to provide areas desirable for single-family residential use. The primary and preferred land use is residential.

Urban governmental services and infrastructure must be available at the time of development or there must be a plan in place, with funding, to ensure that a full range of urban governmental services is available to serve the development within the planning period.

Residential densities allowed in the low residential land use category should be up to 8 dwelling units per acre or up to 10 dwelling units per acre if developed adjacent to commercial or mixed uses designations or as part of an infill project. Future development within the UGA is expected to attain a target average density of at least 4 dwelling units per acre.

RESIDENTIAL MEDIUM DENSITY.

The Medium Residential designation is intended to provide areas suitable and desirable for residential use accommodating multi-family and medium density single- family

opportunities. Mixed residential and professional office or residential and retail can also be accommodated in this district adjacent to commercial designations.

Urban governmental services and infrastructure must be available at the time of development or there must be a plan in place, with funding, to ensure that a full range of urban governmental services is available to serve the development.

Multi-family designations should be applied in areas along existing or planned arterial/collector transportation corridors, or areas in proximity or within walking distance of commercial nodes. The multi-family designation may provide a transition from low density residential to higher intensity residential and commercial uses. Multi-family areas should be accompanied by open spaces, and transit linkage in order to make these densities viable and compatible with the community.

Design standards should be applied during the development phase of the projects to ensure that multi-family development is compatible with existing and surrounding neighborhoods. Residential densities allowed in the medium residential land use category should be up to 20 dwelling units per acre with a target density of at least 12 dwelling units per acre.

HOUSING GOALS and POLICIES

Goal 3: To provide for a variety of housing types and densities to ensure a range of affordable housing options for all segments of the community.

Policy H-1: Require residential development at urban densities to located within urban growth areas consistent with the comprehensive plan.

Policy H-8: Provide for multi-family densities near major activity centers, parks, commercial and business centers, that are adequately serviced by transportation systems and utilities.

VIII. SUGGESTED FINDINGS OF FACT:

- 1) Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.
- 2) The amendment is consistent with the Douglas County Code Title 14 Development Permit Procedures and Administration.
- 3) An Environmental Checklist was submitted pursuant to WAC 197-11 and RCW 43.21C of the State Environmental Policy Act (SEPA), environmental review and a threshold determination was completed, and a Determination of Non-Significance (DNS) was issued on September 4, 2025.
- 4) Douglas County adopted the GEWA Comprehensive Plan pursuant to the Growth Management Act (GMA), RCW Chapter 36.70A.
- 5) Douglas County Planning Commission is responsible for long-range planning matters and providing implementation recommendations to assure compliance with the Growth Management Act.
- 6) RCW Chapter 36.80 and 36.70A authorize the adoption of development regulations.
- 7) The Douglas County Planning Commissioners held a workshop on June 18, 2025 on the proposed non-project action CPRZ-2025-02 application.

- 8) The Douglas County Planning Commission held a public hearing on November 5, 2025 on the non-project application CPRZ-2025-02, McLeod/Thorpe. Notification of the public hearing was published 10-days prior to the public hearing in the Wenatchee World and the Douglas County Empire Press.
- 9) Douglas County Staff notified the Washington State Department of Commerce for 60-day review of the proposed non-action project action CPRZ-2025-02 application on September 4, 2025.
- 10) The Douglas County Planning Commission has reviewed the entire public testimony as it relates to the proposed amendments to the GEWA Comprehensive Plan and Zoning Maps.

IX. SUGGESTED CONCLUSIONS OF LAW:

- 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 proposal is consistent with the requirements of Revised Code of Washington, and the Washington Administrative Code.
- 4) The proposed amendments have been reviewed and processed in accordance with the requirements of Title 14 and Development Permit Procedures and Administration of the Douglas County Code.
- 5) The proposed amendments to the GEWA Countywide Comprehensive Plan and Zoning Map amendments are consistent with the intent and purpose of the Residential Medium Density designation and zoning.

X. DRAFT MOTION:

I move to recommend *approval/approval in part/denial* of CPRZ-2025-02 application submitted by McLeod/Thorpe, based upon the findings of fact and conclusions of law contained within the October 27, 2025 staff report.

XI. ATTACHMENTS:

File of Record for CPRZ-2025-02, McLeod/Thorpe

DOUGLAS COUNTY TRANSPORTATION AND LAND SERVICES140 19TH ST. NW EAST WENATCHEE, WA 98802

(509)884-7173

COMPREHENSIVE PLAN MAP AMENDMENT/REZONE APPLICATIONDate 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):
56100200302LEGAL 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

Applicant Elliott McLeod

DATED: 5/9/25

Owner Elliot McLeod

Owner Colby Thorpe

Owner

Owner

Owner

5/7/25

5/9/25

5/9/25

5/7/25

5/7/25

5/7/25

5/8/25

SECTION E
ATTACH ADDITIONAL PAGES AS NEEDED FOR MULTIPLE APPLICANTS

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

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

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

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

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

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

541 S Kentucky Ave Rezone Application Narrative

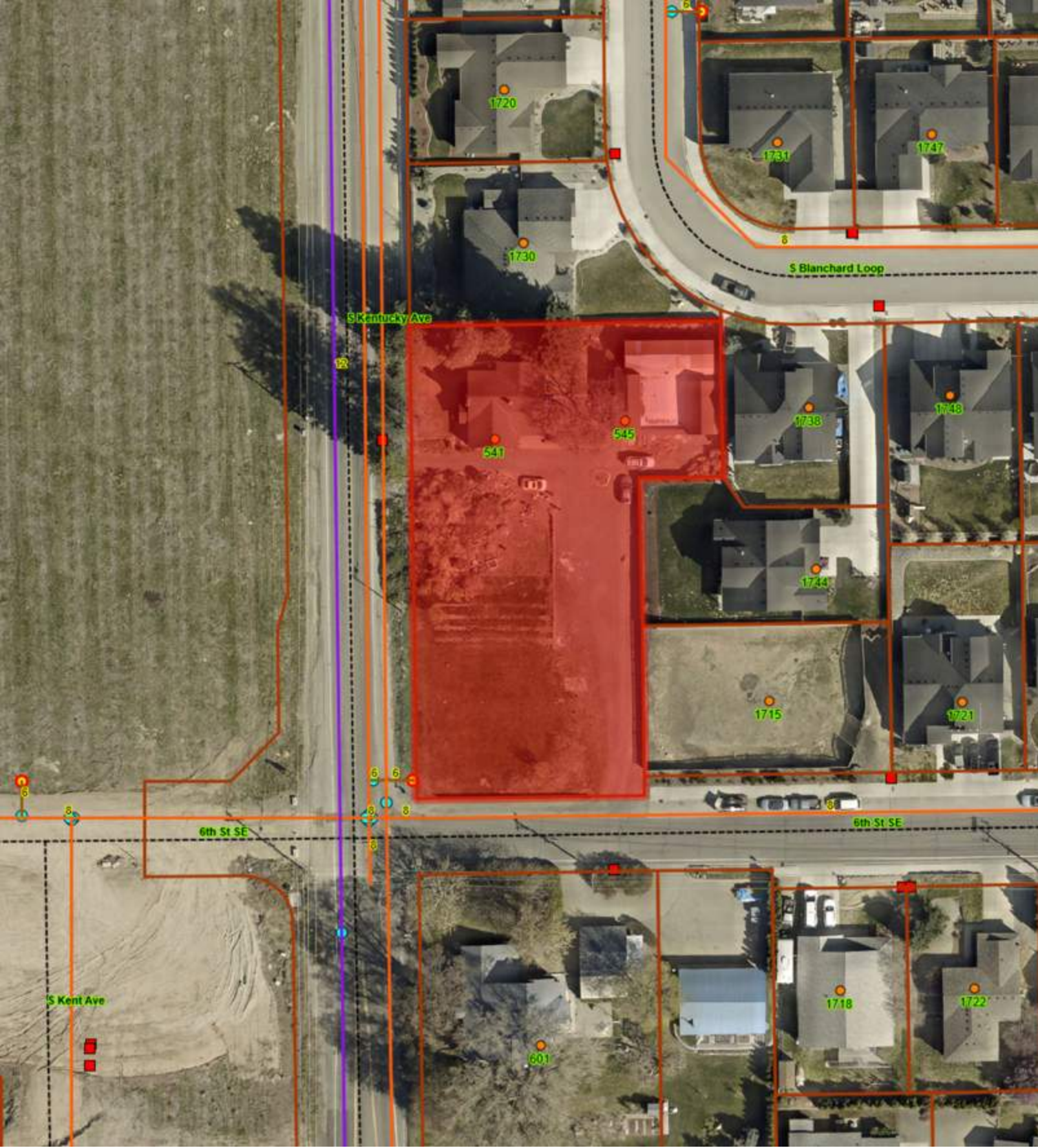
The property located at 541 S Kentucky Ave in East Wenatchee is currently zoned R-L (Residential-Low Density) and contains a single-family dwelling along with an accessory dwelling unit (ADU)/shop, with approximately 20,000 square feet of vacant land. The single-family home and ADU are currently being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

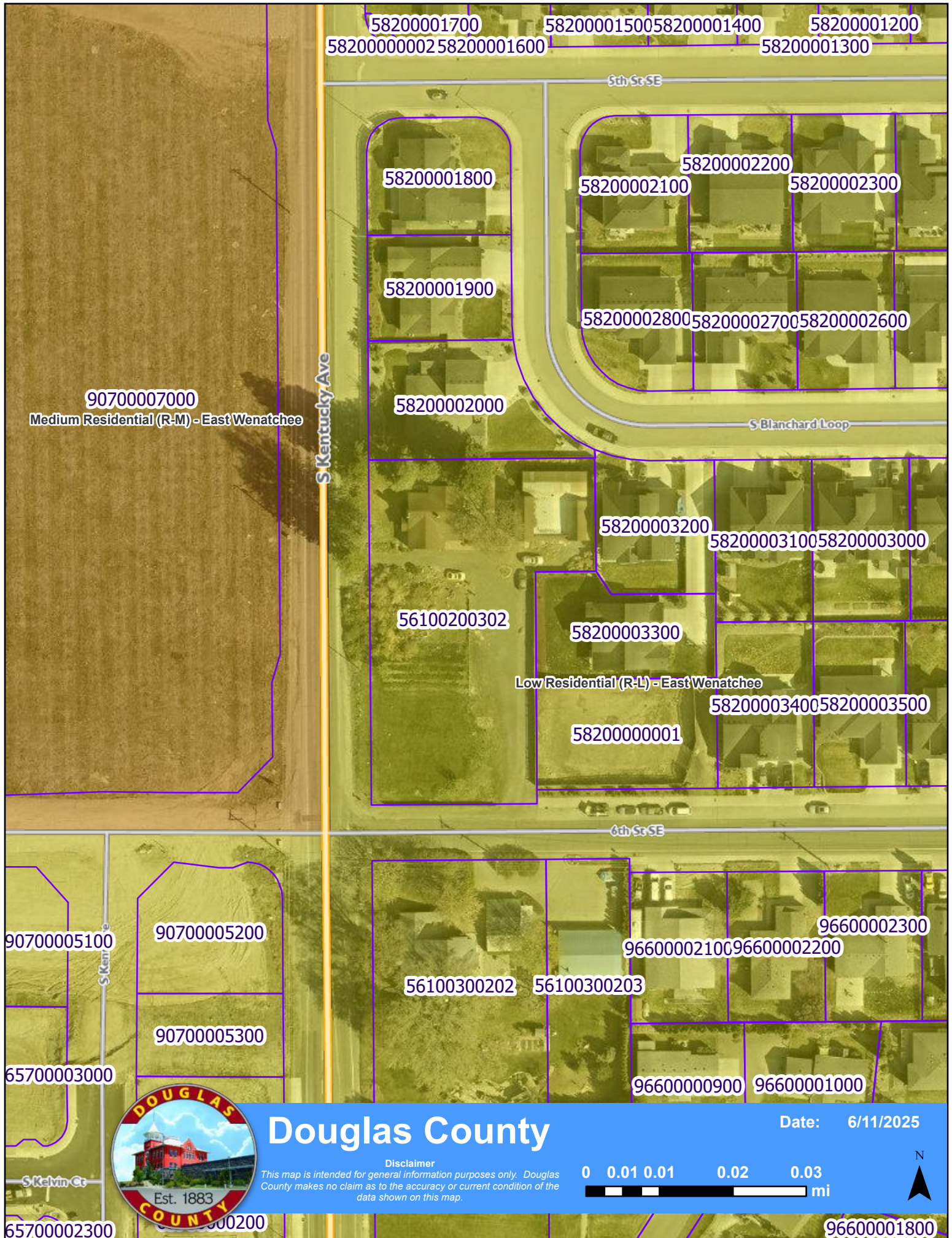
This property is located within the Urban Growth Area (UGA), an area designated for urban development to accommodate future growth while reducing sprawl and ensuring the efficient use of land. The site is ideally situated for higher-density residential uses due to its access to key infrastructure, including 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.





58200001700 58200001500 58200001400 58200001200
58200000002 58200001600 58200001300

5th St SE

58200001800 58200002200 58200002300
58200002100

58200001900 58200002800 58200002700 58200002600

58200002000

S Blanchard Loop

58200003200 58200003100 58200003000

56100200302

58200003300

Low Residential (R-L) - East Wenatchee

58200003400 58200003500

58200000001

6th St SE

90700005100

90700005200

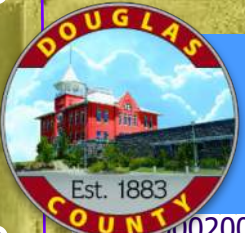
90700005300

65700003000

56100300202 56100300203

96600002300 96600002100 96600002200

96600000900 96600001000

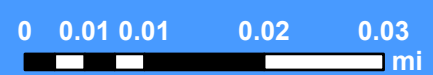


Douglas County

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

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 questions³](#)

- 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](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)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 questions¹⁶](#)

- 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 questions¹⁷](#)

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

- 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

- 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

- 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

- 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

- **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



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

Project Description: An application for a comprehensive plan amendment to designate one parcel of land Residential Medium Density (R-M), from Residential Low Density (R-L). This comprehensive plan amendment is jointly sponsored by Douglas County and the City of East Wenatchee.

Project Number: CPRZ-2025-02

Proponent: Elliot McLeod, Colby Thorpe, Andy McLeod, Dane Lewman, and Matt Coe

Location of proposal: The parcel is located in the Northeast quadrant of the intersection at 6th Street SE and S. Kentucky Ave. The Douglas County Assessor's Parcel Number is 56100200302, with the parcel totaling approximately 0.8 acres in size.

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 reviewing 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 September 18th, 2025

Contact Person: Tiffany Prazer, Associate Planner

Phone: 509.884.7173

Responsible Official: Kazi Haque, Planning Director

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

Date: September 4th, 2025

Signature: A handwritten signature in black ink that reads "Tiffany Prazer".



DOUGLAS COUNTY, WASHINGTON RULES OF PROCEDURE (BY-LAWS) OF THE PLANNING COMMISSION

Adopted by Douglas County Planning Commission: February 13, 2013.

Amended by Douglas County Planning Commission: November 5, 2025

We, the members of the Douglas County Planning Commission, authorized by Chapter 36.70 RCW and duly appointed by the Douglas County Board of Commissioners, do hereby adopt, publish, and declare these Rules of Procedure (By-Laws) of the Douglas County Planning Commission referred to herein as "By-Laws", amended to read as follows:

ARTICLE I. ORGANIZATION:

A. Name and Mailing Address:

The official name shall be the "Douglas County Planning Commission," herein referred to as "Planning Commission. The official mailing address of the Planning Commission shall be the same as the mailing address for the Douglas County Department of Transportation and Land Services.

B. Duties and Powers:

The Planning Commission shall have the responsibility to carry out duties as outlined in RCW Chapter 36.70, Douglas County Code Chapter 2.12, and as may otherwise be established in code or by the Douglas County Board of Commissioners.

ARTICLE II. MEETINGS AND QUORUM:

A. Regular Meetings:

Regular meetings of the Planning Commission shall be held at 5:30 PM in the Douglas County Public Services Building, 140 19th Street NW, East Wenatchee, Washington, or such other place as the Chair shall designate, on the first Wednesday of the month. A meeting may be canceled if there are no matters for the Planning Commission to consider.

B. Special Meetings:

Special meetings of the Planning Commission may be held upon the call of the Chair, Vice-Chair, Executive Secretary, or at the request of a majority of the members of the Planning Commission. Special meetings shall be noticed and held in accordance with RCW 42.30.080. The manner of the call shall be recorded in the minutes of the special meeting. Discussion, action, and the making of final decisions during special meetings shall be limited to those announced and noticed items.

C. Quorum:

A quorum necessary for the transaction of business shall consist of at least four (4) members of the Commission except as specifically provided otherwise by statute, ordinance, or these rules of procedure. The business of the Commission shall be transacted by the majority vote of the quorum.

Should there not be a quorum of the Planning Commission at any regular or special meeting, the members present shall adjourn to the next regular meeting, or to the next special meeting if called as provided for in

these rules. In the event that no members are present, the Executive Secretary shall adjourn to the next regular meeting or to the next special meeting if called as provided for in these rules.

If a quorum is lost during a meeting, no business may be transacted by the Planning Commission until a quorum is reestablished. The prohibition against transacting business in the absence of a quorum cannot be waived, even by a majority vote of the Planning Commission. The Planning Commission can receive reports or petitions whenever a quorum is not present.

The sessions of the Planning Commission shall be open to the public and shall proceed in accordance with the provisions of the Open Public Meetings Act (OPMA) of 1971, RCW 42.30.010 as amended.

D. Executive Sessions:

The Chair, or presiding officer, may call for an executive session of the Commission during a meeting pursuant to the Open Public Meetings Act, RCW Chapter 42.30.010. The Chair shall announce the reason for the executive session and the time at which the open session will resume. The Chair shall determine if, in addition to the Planning Commission members, there are individuals whose presence or participation is necessary for the purpose of the executive session, such as legal counsel. All other individuals present in the meeting, whether in-person, telephonically, or virtually are required to exit the meeting prior to the start of the executive session. The length of time of an executive session may be extended, provided the extension and updated time when the open session will reconvene is provided to those individuals having been excused from the meeting room.

Discussion during executive session shall be strictly limited to the reason the executive session was called. In the event that there are multiple different items requiring an executive session, each item shall be called in individual sessions and shall not be combined into a single executive session.

The Planning Commission shall not take any action or render any final decision during an executive session. Any acts or decisions purported to have been made outside of open session shall be void ab initio and have no effect.

Upon returning to open session, the Chair shall confirm for the record that no final decisions or action were taken by the Planning Commission during executive session.

- E. Meeting procedure and conduct shall be governed by these By-Laws and Robert's Rules of Order, except where it conflicts with applicable Douglas County Code, or other governing law. If the Board of County Commissioners does not appoint a parliamentarian, procedural questions shall be referred to the office of the Douglas County Prosecuting Attorney.**

ARTICLE III. OFFICERS, ELECTIONS, AND TERMS:

- A.** The officers of the Planning Commission shall be a Chair, Vice-Chair, and Executive Secretary. The officers, except the Executive Secretary, shall be regularly appointed members of the Planning Commission.
- B. CHAIR.** The Chair shall preside over the meetings of the Planning Commission and exercise all the powers usually incident of the office, retaining the full privileges of a Planning Commissioner. The Chairman shall preserve order and decorum, decide all questions of order, and conduct the proceedings of the meetings. The Chair shall make final determinations on all points of order and procedural challenges.
- The Chair shall appoint any committee found necessary to investigate any matters before the Planning Commission.
- C. VICE CHAIR.** The Vice-Chair shall, in the absence of the Chair, perform all the duties incumbent upon the Chair.

- D. In the absence of the Chair and Vice Chair, the members present may elect for the meeting an acting Chair who shall have full powers of the Chair during the absence of the Chair and Vice Chair.
- E. EXECUTIVE SECRETARY. The Douglas County Director of Land Services or his/her designee shall serve, ex officio without vote, as the Executive Secretary.

The Executive Secretary shall keep a record of all meetings of the Planning Commission and, when requested to do so, its committees. These records, together with the seal, shall remain the property of the Planning Commission and be retained at the office of the Douglas County Department of Transportation and Land Services.

- F. The officers, with the exception of the Executive Secretary, shall be elected prior to January 1 of each calendar year and shall assume office on January 1 of each calendar year. The officers shall serve for a period of one year.
- G. Removal of Officer. Any officer may be removed at any time by vote of the majority of the Planning Commission. Removal from office does not constitute a removal from the position of Planning Commissioner.
- H. Officer Vacancies. The vacancy of an elected office caused by resignation or removal shall, by majority vote within thirty (30) days of the vacancy be filled for the remainder of the term.
- I. Attendance. Planning Commission members shall attend all regular and special meetings. If a member is unable to attend a meeting due to unavoidable conflict or illness, he or she shall notify the Executive Secretary as soon as possible prior to the meeting. In the event of a member incurring three unexcused absences in any twelve-month period, the member's record shall be forwarded by the Executive Secretary to the Board of County Commissioners for consideration.

ARTICLE IV. ORDER OF BUSINESS:

- A. Call to Order:

The presiding officer shall call the meeting to order at the time set for the meeting in the published notice. In the event that the Chair arrives after the commencement of a meeting, the presiding officer shall relinquish control of the meeting to the Chair upon the conclusion of the business immediately before the Planning Commission.

- B. Pledge:

The Chairman or presiding official shall lead the pledge of allegiance.

- C. Roll Call:

Before proceeding with the business of the commission, the Executive Secretary of the Commission shall call the roll of the members, and the names of those present shall be entered in the minutes. If a quorum is not present; the members shall adjourn as provided for in Article II(C) above.

- D. Call to the Public:

Upon confirmation of a quorum, the presiding officer shall make a call to the public for business not specifically provided for in the meeting agenda. Requests, petitions, communications, comments or suggestions from citizens present shall be heard. All remarks shall be addressed to the commission as a whole and not to any individual member thereof. Speakers shall be limited to (3) three minutes unless additional time is granted by the presiding officer. No person other than the individual speaking shall enter the discussion without the permission of the Chair.

E. Minutes:

The Executive Secretary of the Commission shall present the minutes of the preceding commission meeting which shall be approved if correct. Any error noted shall be corrected and initialed by the Executive Secretary.

F. Public Hearings:

The Planning Commission shall conduct all public hearings as required by law. Individuals may submit testimony into the record of a public hearing either orally or in writing. Written testimony may be submitted to the Executive Secretary prior to the closing of the hearing. Those individuals that desire to speak at the hearing shall be requested to sign in for the hearing for purposes of identification in the record and meeting minutes. Speakers shall be limited to (3) three minutes unless additional time is granted by the presiding officer. No person other than the individual speaking shall enter into the discussion without the permission of the presiding officer.

G. Report from Commission and/or Staff:

The commissioners or members of the staff may present information pertinent to items under consideration or information related to the operation of the county.

H. Continuation of Business:

When it appears to the Chair, or the Executive Secretary, in consultation with the Chair, that the amount of business to be transacted at an upcoming regular meeting is in excess of that which could be completed prior to 8 p.m., the Chair may schedule a time, place and date for, and identify the item(s) of business to be considered at a continuation of the meeting. The Planning Commission may continue any regular or special meetings to a specific date, time, and place.

I. Adjournment:

The commission may, by a majority vote of those present, adjourn at the conclusion of business. A motion to adjourn shall always be in order and decided without debate.

ARTICLE V. VOTING:

- A. Each regularly appointed member, including the Chair, shall be entitled to one vote on any matter that may come before the Planning Commission. Except on administrative or procedural matters, the record of the Planning Commission shall show the individual vote of each member.
- B. The recommendation to the Board of Commissioners of any official control or amendments thereto shall require the affirmative vote of not less than a majority of the total membership of the Planning Commission. Passage of other matters upon which the Planning Commission is authorized to act shall require the majority vote of the Planning Commissioners present in session at the time.
- C. Failure of a motion to approve any matter upon which the Planning Commission is authorized to act shall be deemed a denial. Failure of a motion to deny any matter upon which the Planning Commission is authorized to act shall not constitute approval.
- D. If there is a desire of any Planning Commission member to abstain from voting because of a potential conflict of interest, this view should be expressed as soon as the potential conflict becomes apparent and before any discussion is held on that business before the Planning Commission. The member shall then step down and leave the room. Under no circumstances shall the member take part in either the discussions or deliberations of the Planning Commission on the matter.
- E. The Planning Commission shall include findings of fact supporting any action upon which it is authorized

to act. A clear description of conditions necessary to carry out the spirit and intent of any comprehensive plan or official control shall be included in the action. The Executive Secretary shall submit to the Board of Commissioners, in writing, the recommendation of the Planning Commission not later than fourteen (14) calendar days following action by the Planning Commission. The transmittal to the Board of Commissioners shall include the motion and findings of fact considered by the Planning Commission.

ARTICLE VI. LEGAL ADVISOR:

The Douglas County Prosecuting Attorney is the sole legal advisor to the Planning Commission. The Planning Commission shall request interpretation, opinions, or advice for any question of law as desired by the Commission. Such requests may be communicated to the Prosecutor's office by the Chair, or the Executive Secretary as needed. The Chair, or the Executive Secretary, may make a request to the Prosecutor's office that legal counsel attend a meeting if desired based on the proposed agenda.

ARTICLE VII. AMENDMENTS:

The Planning Commission may amend these By-laws and Rules of Procedure by a majority vote of the total membership at any regular or special meeting and after receiving approval from the Board of County Commissioners. A copy of the proposed amendments must be transmitted in writing by the Executive Secretary to each member of the Planning Commission at least fourteen (14) calendar days in advance of the meeting at which action is scheduled.

Dated this on the **5th** day of **November 2025**.

BRANDON LITRELL, CHAIR

DAN BEARDSLEE, VICE CHAIR

TAMI JO NERBY, MEMBER

MICHELLE TAYLOR, MEMBER

TANYA DAVIS, MEMBER

BETSY RAY IRMER, MEMBER

THOMAS TUPLING, MEMBER

EXECUTIVE SECRETARY, OR DESIGNEE
KAZI HAQUE, AICP,
LAND SERVICES DIRECTOR

**BY-LAWS AND RULES OF PROCEDURE
OF THE
PLANNING COMMISSION OF THE COUNTY OF DOUGLAS**

We, the members of the Planning Commission of the County of Douglas, authorized by Chapter 36.70 RCW and duly appointed by the Douglas County Board of Commissioners, do hereby adopt, publish, and declare the following by-laws and rules of procedure:

ARTICLE I. NAME AND MAILING ADDRESS

- A. The official name shall be the "DOUGLAS COUNTY PLANNING COMMISSION", herein referred to as "Planning Commission."
- B. The official mailing address of the Planning Commission shall be the same as the mailing address for the Douglas County Department of Transportation and Land Services.

ARTICLE II. MEETINGS AND QUORUM

- A. Regular meetings of the Planning Commission shall be held at 5:30 PM in the Douglas County Public Services Building, 140 19th Street NW, East Wenatchee, Washington, or such other place as the Chair shall designate, on the second Wednesday of the month. A meeting may be canceled if there are no matter for the Planning Commission to consider. Special meetings of the Planning Commission may be held upon the call of the Chair, Vice-Chair, Executive Secretary or at the request of a majority of the members of the Planning Commission. Five (5) days written notice of any meetings shall be given to each member of the Planning Commission.
- B. A majority of the total members of the Planning Commission shall constitute a quorum for the transaction of any business that may come before any regular or special meeting of the Planning Commission.
- C. The sessions of the Planning Commission shall be open to the public and shall proceed in accordance with provisions of the Open Public Meetings Act of 1971, RCW 42.30 as amended.
- D. Except where in conflict with these By-laws and Rules of Procedure, Roberts Rules of Order shall govern the conduct of all public meetings and hearings of this body.

ARTICLE III. OFFICERS, ELECTIONS AND TERMS

A. The officers of the Planning Commission shall be a Chair, Vice-Chair, and Executive Secretary. The officers, except the Executive Secretary, shall be regularly appointed members of the Planning Commission.

B. The Chair shall preside over the meetings of the Planning Commission and exercise all the powers usually incident of the office, retaining the full privileges of a Planning Commissioner. The Chair shall decide on all points of order and procedure, subject to these by-laws and Roberts Rules of order. The Chair shall appoint any committees found necessary to investigate any matters before the Planning Commission.

C. The Vice-Chair shall, in the absence of the Chair, perform all the duties incumbent upon the Chair. In the absence of the Chair and Vice-Chair, the members present may elect for the meeting an acting Chair who shall have full powers of the Chair during the absence of the Chair and Vice-Chair.

D. The Douglas County Director of Land Services or his/her designee shall serve, ex officio without vote, as the Executive Secretary. The Executive Secretary shall keep a record of all meetings of the Planning Commission and, when requested to do so, its committees. These records, together with the seal, shall remain the property of the Planning Commission and be retained at the office of the Douglas County Department of Transportation and Land Services.

E. The officers, with the exception of the Executive Secretary, shall be elected prior to July 1 of each calendar year and shall assume office on July 1 of each calendar year. The officers shall serve for a period of one year, serving until a successor has been elected and assumes office.

F. Vacancies in office shall be filled by special election.

ARTICLE IV. VOTING

A. Each regularly appointed member, including the Chair, shall be entitled to one vote on any matter that may come before the Planning Commission. Except on administrative or procedural matters, the record of the Planning Commission shall show the individual vote of each member.

B. The approval of a comprehensive plan, or any amendment, extension, or addition thereto; or the recommendation to the Board of Commissioners of any official control or amendments thereto, shall require the affirmative vote of not less than a majority of the total membership of the Planning Commission. Passage of other matters upon which the Planning Commission is authorized to act shall require the majority vote of the Planning Commissioners present in session at the time.

C. Failure of a motion to approve any matter upon which the Planning Commission is authorized to act shall be deemed a denial. Failure of a motion to deny any matter upon which the Planning Commission is authorized to act shall not constitute approval.

D. The Planning Commission shall include findings of fact supporting any action upon which it is authorized to act. A clear description of conditions necessary to carry out the spirit and intent of any comprehensive plan or official control shall be included in the action. The Executive Secretary shall submit to the Board of Commissioners, in writing, the recommendation of the Planning Commission not later than fourteen (14) calendar days following action by the Planning Commission. The transmittal to the Board of Commissioners shall include the motion and findings of fact considered by the Planning Commission.

ARTICLE V. COMMITTEES

Committees may be established by the Chair or by affirmative vote of a majority of the membership of the Planning Commission. Standing or temporary committees of one or more members, shall be charged with such duties of examination, investigation and inquiry relative to one or more subjects of interest to the Planning Commission, as the Chair may direct or the Planning Commission may by motion or resolution determine. No standing or temporary committee shall have the power to commit the Planning Commission to the endorsement of any plan or program without its submission to the Planning Commission for consideration at a regular or special meeting.

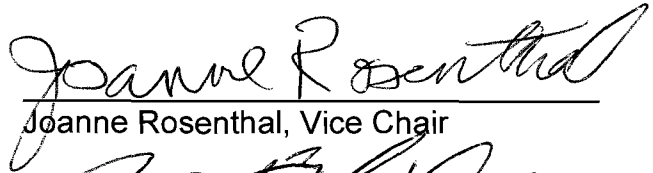
ARTICLE VI. AMENDMENTS

The Planning Commission may amend these By-laws and Rules of Procedure by majority vote of the total membership at any regular or special meeting. A copy of the proposed amendments must be transmitted in writing by the Executive Secretary to each member of the Planning Commission at least fourteen (14) calendar days in advance of the meeting at which action is scheduled.

Dated this 13th day of February, 2013.



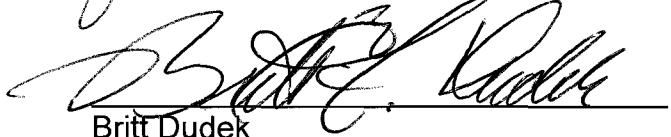
Robert Knowles, Chair



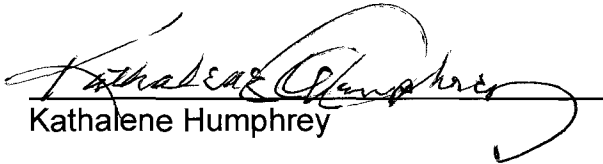
Joanne Rosenthal, Vice Chair

Absent

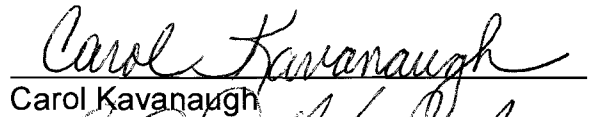
Norman Cavadini



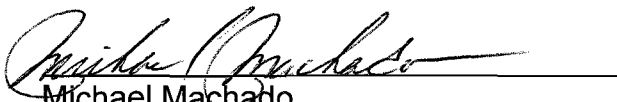
Britt Dudek



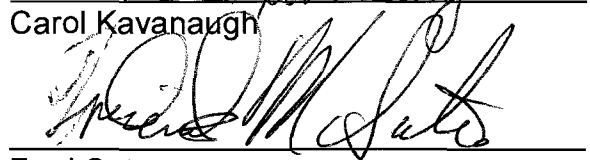
Kathalene Humphrey



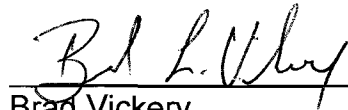
Carol Kavanaugh



Michael Machado

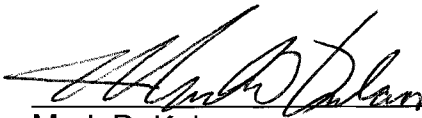


Fred Suter



Brad Vickery

ATTEST:



Mark D. Kulaas
Executive Secretary



Periodic Update Checklist for Fully-Planning Counties

Notice: This checklist has been updated with the new 2024 GMA legislation. Rows that include new 2023 and 2024 legislative changes or updated Commerce guidance are shown in light orange , and all statutory changes adopted since 2015 are emphasized in highlighted text to help identify new GMA requirements that may not have been addressed during the last periodic update or through other amendments outside of the required periodic update process. Additionally, amendments to the GMA are summarized in [this document](#) on Commerce's [GMA Laws and Rules webpage](#).

Douglas County
County

Kazi Haque, Director Land Services

Phone: (509) 884-7173

Email: Khaque@co.douglas.wa.us
Staff contact, phone + email

Overview: This checklist is intended to help counties that are fully planning under the Growth Management Act (GMA) conduct the “periodic review and update” of **comprehensive plans** and **development regulations** required by [RCW 36.70A.130 \(4\)](#). This checklist identifies components of comprehensive plans and development regulations that may need updating to reflect the latest local conditions or to comply with GMA changes since the last periodic update cycle (2015-2018).

Local governments should review local comprehensive plan policies, countywide planning policies and multicounty planning policies (where applicable) to be consistent with the new requirements.

Checklist Instructions

Please use the most recent versions of your comprehensive plan and development regulations to fill out each item in the checklist and answer the following questions:

Is this item addressed in your current plan or development regulations? If YES, fill in the form with citation(s) to where in the plan or regulation the item is addressed. Where possible, we recommend citing policy or goal numbers by element rather than page numbers, since these can change. If you have questions about the requirement, follow the hyperlinks to the relevant statutory provision or rules. If you still have questions, visit the Commerce [Periodic Update webpage](#) or contact the [Commerce planner assigned to your region](#).

Is amendment needed to meet current statute? Check YES to indicate a change to your plan will be needed. Check NO to indicate that the GMA requirement has already been met. Local updates may not be needed if the statute hasn't changed since your previous update, if your jurisdiction has kept current with required inventories, or if there haven't been many changes in local circumstances.

Use the "Notes" column to add additional information to note where your county may elect to work on or amend sections of your plan or development regulations, to call out sections that are not strictly required by the GMA, or to indicate if the item is not applicable to your jurisdiction.

Submit your checklist! This will be the first deliverable under your [periodic update grant](#).

PlanView system and instructions: Completed checklists can be submitted through Commerce's PlanView portal. The PlanView system allows cities and counties to submit and track amendments to comprehensive plans or development regulations online, with or without a user account. You can also submit via email: reviewteam@commerce.wa.gov. Fill out and attach a [cover sheet](#), a copy of your submittal and this checklist. *Please be advised that Commerce is no longer accepting paper submittals.*

For further information about the submittal process, please visit Commerce's [Growth Management Act Laws and Rules webpage](#).

Need help?

Please visit Commerce's [periodic update webpage](#) for additional resources.

Or contact:

Suzanne Austin, AICP
Senior Planner
Growth Management Services
WA Department of Commerce
509.407.7955
Suzanne.Austin@commerce.wa.gov

Or, [your assigned regional planner](#)

Checklist Navigation		
Section I: Comprehensive Plan	Section II: Development Regulations	Appendix
LAND USE	CRITICAL AREAS	ELEMENT UPDATES UNDER HB 1181 (Climate)
HOUSING	ZONING CODE	
CAPITAL FACILITIES	SHORELINE MASTER PROGRAM	
UTILITIES	RESOURCE LANDS	
TRANSPORTATION	ESSENTIAL PUBLIC FACILITIES	
RURAL	SUBDIVISION CODE	
SHORELINE	STORMWATER	
ESSENTIAL PUBLIC FACILITIES	ORGANIC MATERIALS MANAGEMENT	
TRIBAL PARTICIPATION	IMPACT FEES	
CLIMATE CHANGE & RESILIENCY	CONCURRENCY & TDM	
ECONOMIC DEVELOPMENT	TRIBAL PARTICIPATION	
PARKS & RECREATION	OPTIONAL REGULATIONS	
OPTIONAL ELEMENTS	PROJECT REVIEW PROCEDURES	
CONSISTENCY	PLAN & REGULATION AMENDMENTS	
PUBLIC PARTICIPATION		

Section I: Comprehensive Plan Elements

Land Use Element

Consistent with countywide planning policies (CWPPs) and RCW 36.70A.070(1), amended in 2023

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>Notice: New 2021-2022 legislation ESSB 5593 changes to RCW 36.70A.130 regarding UGA size, patterns of development, suitability and infrastructure.</p> <p>Coordinate these efforts with the affected cities.</p>				
<p>a. The element integrates relevant county-wide planning policies into the local planning process, and ensures local goals and policies are consistent. For jurisdictions in the central Puget Sound region, the plan is consistent with applicable multi-county planning policies. RCW 36.70A.210 WAC 365-196-305</p>	<p>Yes, Ch. 1 Purpose & Authority and 1.2.</p>	<p>Yes</p>	<p>AQ, TS - 8/13/24. Add 15th Goal, Climate Change and resiliency. See https://mrsc.org/explore-topics/planning/gma/growth-management-act-basics.</p> <p>Update list in Appendix A. Review local plans and any updated plans for consistency with updated DC comp plan goals and policies.</p> <p>This jurisdiction is not in the central Puget Sound region.</p>	<p>Completed: <input type="checkbox"/> Date:</p>
<p>b. A future land use map showing city limits and UGA boundaries. RCW 36.70A.070(1) amended in 2023 and RCW 36.70A.110(6) WAC 365-196-400(2)(d), WAC 365-196-405(2)(i)(ii)</p>	<p>3.6 Land Use Map</p>	<p>Yes</p>	<p>AQ Draft sent to Douglas County for review, 6/28/24.</p>	<p>Completed: <input type="checkbox"/> Date:</p>
<p>c. Urban Growth Area review: based on the population projection made for the County by OFM, the county and each city must include areas and densities sufficient to permit the urban growth projected to occur in the county or city for the succeeding twenty-year period, except UGAs completely within a national</p>	<p>1.6 Relationship To Other Plans</p>	<p>Yes</p>	<p>Points</p> <p>7/9/24 Virtual meeting with County, Points, AQ. Points will update once Commerce releases Method C (probably by end of week).</p>	<p>Completed: <input type="checkbox"/> Date:</p>

Section I: Comprehensive Plan Elements

historic reserve. RCW 36.70A.110(2&6) , RCW 36.70A.130 , WAC 365-196-310				
	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
d. If there is a UGA expansion into the 100-year floodplain of a river segment that is located west of the Cascade crest and when the river has a mean annual flow of 1,000 or more cubic feet per second, it meets the statutory exceptions to the general ban on such UGA expansions. RCW 36.70A.110(10)	N/A	N/A		Completed: <input type="checkbox"/> Date:
e. Consideration of urban planning approaches that increase physical activity and reduce per capita vehicle miles traveled within the jurisdiction, but without increasing greenhouse gas emissions elsewhere in the state. RCW 36.70A.070(1) (amended in 2023) and WAC 365-196-405(2)(j). Additional resources: Commerce's Climate guidance , Transportation Efficient Communities' guidance , and the WA Department of Health Washington State Plan for Healthy Communities and Active Community Environment Toolkit	No	Yes	AQ, Public Works App A lists a Transportation Element by reference included in the current Comp Plan. Is there a Transportation Element other than the STIP/TIP? Is there a Traffic Demand Management (TDM) Plan? Review the Transportation Dept at https://www.douglascountywa.net/309/Transportation	Completed: <input type="checkbox"/> Date:
f. A consistent population projection throughout the plan which should be consistent with the county's sub-county allocation of that forecast and housing needs. RCW 36.70A.115 , RCW 43.62.035 and WAC 365-196-405(2)(f)	Yes	Yes	Points & AQ In Process	Completed: <input type="checkbox"/> Date:
g. Estimates of population densities and building intensities based on future land uses and housing needs. RCW 36.70A.070(1) , WAC 365-	Yes Ch. 3 Buildable Lands	Yes	Points In Process	Completed: <input type="checkbox"/> Date:

Section I: Comprehensive Plan Elements

<p><u>196-405(2)(i)</u></p> <ul style="list-style-type: none"> For counties required to plan under the Buildable Lands Program, RCW 36.70A.215 amended in 2017, some jurisdictions may need to identify reasonable measures to reconcile inconsistencies. See Commerce's Buildable Lands Program page. 	Program not required for Douglas Co.			
<p>h. Provisions for protection of the quality and quantity of groundwater used for public water supplies. RCW 36.70A.070(1); WAC 365-196-405(1)(c); WAC 365-196-485(1)(d)</p>	<p>Yes</p> <p>3.5 Water rights 8.2.2 & 8.2.3 Domestic & Irrigation Water 10.4 Aquifer Recharge Areas</p>	Yes	<p>AQ, Public Works</p> <p>Cross reference 8.2.2 & 8.2.3 to 10.4</p> <p>Review Ecology adjudication of water rights at https://ecology.wa.gov/water-shorelines/water-supply/water-rights/adjudications</p> <p>Determine if these provisions should be included in update for public and private use wells, even if permit exempt status.</p>	<p>Completed: <input type="checkbox"/></p> <p>Date:</p>
<p>i. Identification of lands useful for public purposes such as utility corridors, transportation corridors, landfills, sewage treatment facilities, storm water management facilities, recreation, schools, and other public uses. RCW 36.70A.150 and WAC 365-196-340</p>	<p>Yes</p> <p>Ch. 7 Capital Facilities Element</p>	Yes	<p>AQ, Public Works</p>	<p>Completed: <input type="checkbox"/></p> <p>Date:</p>
<p>j. Identification of open space corridors and green spaces within and between urban growth areas, including lands useful for recreation, wildlife habitat, trails and connection of critical areas, and urban and community forests within the UGA. RCW 36.70A.070(1) amended in 2023, RCW 36.70A.160 and WAC 365-196-335</p>	<p>Yes</p> <p>3.2.5 Critical Areas 3.2.6 Recreational Area</p>	Yes	<p>AQ, Planning</p> <p>Updated code to include a clear identification of lands designated for public purposes.</p>	<p>Completed: <input type="checkbox"/></p> <p>Date:</p>
<p>k. Criteria for designating natural resource lands consistent with minimum guidelines to classify agricultural, forest, mineral lands and critical areas. RCW 36.70A.050, WAC 365.190</p>	<p>Yes</p> <p>Ch. 5.1 Resource Lands 5.2 Agricultural 5.3 Mineral</p>	Yes	<p>AQ, Planning</p> <p>Update criteria for natural resource land designations to align with state guidelines.</p>	<p>Completed: <input type="checkbox"/></p> <p>Date:</p>

Section I: Comprehensive Plan Elements

<p>l. Policies for agriculturally designated lands limiting nonagricultural uses to lands with poor soils or otherwise not suitable for agricultural purposes, and policies limiting the allowable range of accessory uses to those allowed by statute. RCW 36.70A.177(3)</p>	<p>Yes 5.2.4 Agriculture Goals & Policies</p>	<p>Yes</p>	<p>AQ, Planning Include policies that restrict non-agricultural uses to lands with poor soils or unsuitable characteristics for farming. Specify limitations for accessory uses to ensure alignment with statutory guidelines.</p>	<p>Completed: <input type="checkbox"/> Date:</p>
<p>m. Policies encouraging the conservation of productive forest and agricultural lands and discouraging incompatible uses. RCW 36.70A.020(8), WAC 365-190-050, WAC 365-196-815</p>	<p>Yes 5.2.4 Agriculture Goals & Policies</p>	<p>Yes</p>	<p>AQ, Planning Strengthen policies that prioritize the conservation of forest and agricultural lands and explicitly discourage incompatible development.</p>	<p>Completed: <input type="checkbox"/> Date:</p>
<p>n. If there is an airport within the county: policies, land use designations (and zoning) to discourage the siting of incompatible uses adjacent to general aviation airports. RCW 36.70A.510, RCW 36.70.547 Note: The plan (and associated regulations) must be filed with the Aviation Division of WSDOT. WAC 365-196-455</p>	<p>Yes 11.2 Pangborn Memorial Airport</p>	<p>Yes</p>	<p>AQ Develop or refine policies and zoning that discourage incompatible uses near general aviation airports such as schools, community centers, and wildlife attractants.</p>	<p>Completed: <input type="checkbox"/> Date:</p>
<p>o. Where applicable, a review of drainage, flooding and stormwater run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state. RCW 36.70A.070(1) (amended in 2023) and WAC 365-196-405(2)(e) Note: RCW 90.56.010(27) defines waters of the state. Additional resources: Commerce's climate guidance, Protect Puget Sound Watersheds, Building Cities in the Rain, Ecology Stormwater Manuals, Puget Sound Partnership Action</p>	<p>Yes 10.4 Aquifer Recharge Areas 10.5 Frequently Flooded Areas</p>	<p>Yes</p>	<p>AQ, Public Works Include comprehensive policies addressing drainage, flooding, and stormwater runoff, with specific corrective actions to prevent water pollution. Note: While the plan references water resource protection, it lacks detailed guidance on managing drainage and stormwater runoff.</p>	<p>Completed: <input type="checkbox"/> Date:</p>

Section I: Comprehensive Plan Elements

<u>Agenda</u>				
---------------	--	--	--	--

<p>p. Policies to designate and protect critical areas including wetlands, fish and wildlife habitat protection areas, frequently flooded areas, critical aquifer recharge areas, and geologically hazardous areas. In developing these policies, the county must have included the best available science (BAS) to protect the functions and values of critical areas, and give “special consideration” to conservation or protection measures necessary to preserve or enhance anadromous fisheries.</p> <p>RCW 36.70A.030(6), RCW 36.70A.172, WAC 365-190-080 Best Available Science: see WAC 365-195-900 through -925</p> <p>Note: a voluntary stewardship program is an alternative for protecting critical areas in areas used for agricultural activities. RCW 36.70A.700 through .904. Visit the WA State Conservation Commission (SCC) VSP webpage</p>	Yes Chapter 10	Yes	<p>AQ, Planning</p> <p>Ensure critical area policies integrate the best available science and address special considerations for anadromous fisheries.</p>	<p>Completed: <input type="checkbox"/> Date:</p>
<p>q. If forest or agricultural lands of long-term commercial significance are designated inside a UGA, there must be a program authorizing transfer (or purchase) of development rights. RCW 36.70A.060(4), RCW 36.70A.170</p>	Yes Chapter 3.2.2 Urban Growth Areas	Yes	<p>AQ, Planning</p> <p>Develop and implement a TDR or PDR program for forest or agricultural lands designated within UGAs.</p>	<p>Completed: <input type="checkbox"/> Date:</p>
<p>r. If there is a military base within or adjacent to the jurisdiction employing 100 or more personnel: policies, land use designations, (and consistent zoning) to discourage the siting of incompatible uses adjacent to</p>	No	N/A	N/A	<p>Completed: <input type="checkbox"/> Date:</p>

military bases. RCW 36.70A.530(3) , WAC 365-196-475				
<p>s. New section RCW 36.70A.142 (2022), HB 1799: Development regulations newly developed, updated, or amended <i>after January 1, 2025</i> allow for the siting of organic materials (OM) management facilities as identified in local solid waste management plans (SWMP) to meet OM reduction and diversion goals. Siting must meet criteria described in RCW 70A.205.040(3)</p> <p>See also RCW 36.70.330. For applicability, see RCW 70A.205.540</p>	Yes, Section 8.26 Organic Waste Management Compost Use and Procurement Policy	No	<p>AQ, Public Works</p> <p>Adopted in response to ESSHB 1799</p> <p>Add or update regulations to allow the siting of organic materials management facilities, with criteria for location and operation.</p>	Completed: <input type="checkbox"/> Date:
<p>t. Give special consideration to achieving environmental justice in goals and policies, including efforts to avoid creating or worsening environmental health disparities. RCW 36.70A.070(1) amended in 2023.</p> <p>u. The land use element must reduce and mitigate the risk to lives and property posed by wildfires by using land use planning tools and through wildfire preparedness and fire adaptation measures. RCW 36.70A.070(1) amended in 2023.</p> <p>See also: International Wildland-Urban Interface Code updated in 2021 and WAC 51-55 amended in 2023</p>	No	Yes	<p>AQ, Planning</p> <p>Develop policies that address environmental justice, with specific strategies to avoid environmental health disparities.</p>	Completed: <input type="checkbox"/> Date:
	Analysis of Comp plan references	Yes	<p>AQ, Fire, Planning, Douglas/Chelan County Joint Hazard Management Plan</p> <p>Douglas Co. Comprehensive Emergency Management Plan – CEMP https://www.douglascountywa.net/DocumentCenter/View/4300/Douglas-County-Comprehensive-Emergency-Management-Plan-CEMP</p> <p>Add wildfire risk mitigation policies, including land use tools, to reduce threats to lives and property.</p>	Completed: <input type="checkbox"/> Date:

Housing Element

New legislation substantially amended the housing-related provisions of the Growth Management Act (GMA), [RCW 36.70A.070\(2\)](#). Local governments should review local comprehensive plan policies and countywide planning policies to be consistent with the updated requirements. Please refer to Commerce's [housing webpage](#) for further information.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
Notice: For more information about what these housing element requirements involve and what Commerce staff will be reviewing for, please see the Expanded Housing Checklist located on the Updating GMA Housing Elements webpage .				
<p>a. Goals, policies and objectives for:</p> <ul style="list-style-type: none"> the preservation, improvement and development of housing RCW 36.70A.070(2)(b); moderate density housing options including, but not limited to, duplexes, triplexes, and townhomes, within an urban growth area boundary, RCW 36.70A.070(2)(b) and WAC 365-196-410(2)(a); and Consideration of housing locations in relation to employment locations and the role of ADUs. RCW 36.70A.070(2)(d) new in 2021 <p>Notice: These items were separately listed in the previous version of the checklist. No content was changed.</p>	<p>Yes</p> <p>Section 3.4.1 General Land Use Goals & Policies</p>	<p>Yes</p>	<p>AQ, Points</p> <p>Develop policies to promote moderate-density housing options within UGAs. Include ADU-specific policies and address housing-employment location alignment.</p>	<p>Completed: <input type="checkbox"/></p> <p>Date:</p>
<p>b. An inventory and analysis of existing and projected housing needs over the planning period, by income band, consistent with the jurisdiction's share of countywide housing need, as provided by Commerce. RCW 36.70A.070(2)(a) amended in 2021, WAC 365-196-410(2)(b) and (c)</p>	<p>Yes</p> <p>Section 3.3.3 Population Projections/Forecasts</p>	<p>Yes</p>	<p>Points</p> <p>Update the housing inventory and needs analysis to align with income bands and Commerce-provided data.</p>	<p>Completed: <input type="checkbox"/></p> <p>Date:</p>

c. Identification of capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and within an urban growth area boundary, consideration of duplexes, triplexes, and townhomes. RCW 36.70A.070(2)(c) amended in 2021, WAC 365-196-410(2)(e) and (f)	Yes Section 3.2.2 Urban Growth Areas	Yes	Points Land Capacity Analysis currently under review	Completed: <input type="checkbox"/> Date:
d. Adequate provisions for existing and projected housing needs for all economic segments of the community, including documenting barriers and actions needed to achieve housing availability. RCW 36.70A.070(2)(d) amended in 2021, WAC 365-196-010(1)(g)(ii) , WAC 365-196-300(4)(f) , WAC 365-196-410 and see Commerce's Housing Action Plan (HAP) guidance: Guidance for Developing a Housing Action Plan	Yes 3.3.2 Population Centers and Other Identified Development Areas	Yes	AQ, Facet (Points) Coordinate with CLIHP Grant tasks including the revisions to the 2019-2024 Chelan-Douglas Homeless Housing Strategic Plan. 6/20/24 meeting - Shasha Steiman, contact Swati for contact info. Identify barriers to housing availability and propose actionable solutions to address them.	Completed: <input type="checkbox"/> Date:
e. Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including: <ul style="list-style-type: none"> • Zoning that may have a discriminatory effect; • Disinvestment; and • Infrastructure availability RCW 36.70A.070(2)(e) new in 2021	No	Yes	AQ, Facet (Points) Review and revise local policies to identify and mitigate racially disparate impacts and exclusionary practices in housing.	Completed: <input type="checkbox"/> Date:
f. Establish policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions. RCW 36.70A.070(2)(f) new in 2021	No	Yes	AQ, Facet (Points) Create policies aimed at rectifying housing inequities and mitigating displacement.	Completed: <input type="checkbox"/> Date:

<p>g. Identification of areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments.</p> <p>RCW 36.70A.070(2)(g) new in 2021</p> <p>Establish anti-displacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing. RCW 36.70A.070(2)(h) new in 2021</p> <p>See also: Support Materials for Racially Disparate Impacts, Exclusion and Displacement Work</p>	No	Yes	<p>AQ, Facet (Points)</p> <p>Map and identify areas at risk of displacement and develop anti displacement policies.</p>	<p>Completed: <input type="checkbox"/></p> <p>Date:</p>
---	----	-----	---	---

Capital Facilities Plan (CFP) Element

To serve as a check on the practicality of achieving other elements of the plan, covering all capital facilities planned, provided and paid for by public entities including local government and special districts, etc., including water systems, sanitary sewer systems, storm water facilities, schools, parks and recreational facilities, police and fire protection facilities. Capital expenditures from park and recreation elements, if separate, should be included in the CFP Element. The CFP Element must be consistent with CWPPs, and [RCW 36.70A.070\(3\)](#) amended in 2023. Changes made to this element through HB 1181 (climate change and resiliency) are not required, although jurisdictions should make a good faith effort to incorporate these items to be consistent with the new legislation.

<p>a. The capital facilities plan element must identified the transportation facilities, and public facilities and services needed to serve the UGA and the funding to provide the transportation facilities and public facilities and services. RCW 36.70A.130 amended in 2022 (see SB 5593)</p>	<p>Yes</p> <p>Section 7.1.1 Capital Facilities Goals and Policies</p>	Yes	<p>AQ Public Works</p> <p>Review and update the CFP element to include a comprehensive list of transportation and public facilities required for UGAs. Ensure funding mechanisms are clearly identified and linked to the facilities listed.</p>	<p>Completed: <input type="checkbox"/></p> <p>Date:</p>
<p>b. Policies or procedures to ensure capital budget decisions are in conformity with the comprehensive plan. RCW 36.70A.120</p>	<p>Yes</p> <p>Section 7.1.1 Capital Facilities Goals and Policies</p>	Yes	<p>AQ</p> <p>Revise comp plan language to explicitly require alignment between capital budget decisions and the comprehensive plan. Note: The plan</p>	<p>Completed: <input type="checkbox"/></p> <p>Date:</p>

			does not explicitly address how capital budget decisions are to be coordinated with the comprehensive plan.	
c. An inventory of existing capital facilities owned by public entities, including green infrastructure. RCW 36.70A.070(3)(a) amended in 2023 and WAC 365-196-415(1)(a)	Yes Section 7.1.1 Capital Facilities Goals and Policies	Yes	AQ Review to verify the inventory of all existing public facilities, including green infrastructure. Adopt Capital Facilities Plan by reference.	Completed: <input type="checkbox"/> Date:
d. A forecast of needed capital facilities. RCW 36.70A.070(3)(b) and WAC 365-196-415(1)(b) Note: The forecast of future need should be based on projected population and adopted levels of service (LOS) over the planning period.	Yes Section 7.1.1 Capital Facilities Goals and Policies and Section 3.3.3 Population Projections/Forecasts	Yes	Points, Planning Include a forecast of capital facility needs, incorporating population projections and adopted LOS standards.	Completed: <input type="checkbox"/> Date:
e. Proposed locations and capacities of expanded or new capital facilities. RCW 36.70A.070(3)(c) and WAC 365-196-415(1)(c) and (3)(c) Note: infrastructure investments should consider equity and plan for any potential displacement impacts.	No	Yes	AQ, Planning, Public Works, Utilities within Douglas County Add proposed locations and capacities for all planned capital facility expansions or new facilities or adopt Capital Facilities Plan by reference	Completed: <input type="checkbox"/> Date:
f. A six-year plan (at minimum) that will finance such capital facilities within projected funding capacities and identify sources of public money to finance planned capital facilities. RCW 36.70A.070(3)(d) , RCW 36.70A.120 , WAC 365-196-415(1)(d)	No	Yes	AQ, Planning, Public Works Include policy reaffirming capital facilities plan financing. year Emphasis on continued funding source research for planned facilities.	Completed: <input type="checkbox"/> Date:
g. A policy or procedure to reassess the land use element if probable funding falls short of meeting existing needs. RCW 36.70A.070(3)(e) , WAC 365-196-415(2)(d) Note: park and recreation facilities shall be included in the capital facilities plan element	No	Yes	AQ, Planning Add a policy for reassessing the land use element if funding for capital facilities is inadequate.	Completed: <input type="checkbox"/> Date:
h. If impact fees are collected: identification of	No	Yes	AQ, Public Works Identify specific public facilities where	Completed: <input type="checkbox"/> Date:

public facilities on which money is to be spent. RCW 82.02.050(5) and WAC 365-196-850(3)			collected impact fees will be allocated. Add emphasis on equitable distribution of impact fees.	
i. Identify and include information about all public entities, including special purpose districts that own capital facilities. RCW 36.70A.070(3) amended in 2023	No	Yes	AQ, Planning, Public Works Reference current Douglas County Capital Facilities Plan 2022-2027. Facility update per CFP plan. public entities and special purpose districts that own or manage capital facilities.	Completed: <input type="checkbox"/> Date:

Utilities Element

Consistent with relevant CWPPs and [RCW 36.70A.070\(4\)](#) amended in 2023. Utilities include, but are not limited to: sanitary sewer systems, water lines, fire suppression, electrical lines, telecommunication lines, and natural gas lines. Changes made to this element through HB 1181 (climate change and resiliency) are not required, although jurisdictions should make a good faith effort to incorporate these items to be consistent with the new legislation.

a. The general location, proposed location and capacity of all existing and proposed utilities, to include telecommunications. RCW 36.70A.070(4)(a) amended in 2023 and WAC 365-196-420	Yes Section 8.1 Utilities	No	AQ, Public Works Check reference CFP and its own current update schedule for inventory..	Completed: <input type="checkbox"/> Date:
b. Identify and include information and contact information about all public entities, including special purpose districts that own utility systems. RCW 36.70A.070 (4)(b) new in 2023	Yes Section 8.2 Utilities Purveyors	No	AQ, Public Works Check reference CFP and its own current update schedule for inventory	Completed: <input type="checkbox"/> Date:

Transportation Element

Consistent with relevant CWPPs and [RCW 36.70A.070\(6\)](#) amended in 2023 [by HB 1181](#). See also the new [climate element](#) below for jurisdictional requirements.

a. The transportation element must identify the transportation facilities, and public facilities and services needed to serve the UGA and the funding to provide the transportation facilities and public facilities and services. RCW 36.70A.130 amended in 2022 (see SB 5593)	Yes Chapter 6 Transportation Element	Yes	AQ, Public Works, Planning Review references to the Transportation Improvement Program (STIP/TIP).add emphasis if needed to funding mechanismstools for facilities and services Maintenance and expansion.	Completed: <input type="checkbox"/> Date:
b. An inventory of air, water, and ground transportation facilities and services, including	Yes Section 6.2 Existing	Yes	AQ, Public Works, Planning Reference current 6-year STIP/TIP Include	Completed: <input type="checkbox"/> Date:

transit alignments, state-owned transportation facilities, and general aviation airports. RCW 36.70A.070(6)(a)(iii)(A) amended in 2023 and WAC 365-196-430(2)(c) .	Roadway System		updates on state-owned transportation facilities and general aviation airports.	
c. Adopted multimodal levels of service (LOS) standards for all locally-owned arterials, transit routes and state highways. RCW 36.70A.070(6)(a)(iii)(B) and (C), WAC 365-196-430	No	Yes	AQ, Public Works, Develop and adopt multimodal LOS standards for locally owned arterials, transit routes, and state highways. Collaborate with Public Works to align standards with regional and state guidelines.	Completed: <input type="checkbox"/> Date:
d. Identification of specific actions to bring transportation facilities and services to established multimodal LOS. RCW 36.70A.070(6)(a)(iii)(D) amended in 2023, WAC 365-196-430	No	Yes	AQ, Public Works, Ensure language consistency with current STIP/TIP. Incorporate actions such as expanded transit options, bike lanes, and pedestrian walkways. Develop a clear implementation strategy in coordination with Public Works.	Completed: <input type="checkbox"/> Date:
e. A forecast of multimodal transportation for a minimum of 10 years including land use assumptions used in estimating travel. RCW 36.70A.070(6)(a)(i) , RCW 36.70A.070(6)(a)(iii)(E) amended in 2023, WAC 365-196-430(2)(f)	Yes Section 6.3 Level of Service	Yes	AQ, Public Works, Ensure language consistency with current STIP/TIP. Update the plan with current and future travel pattern forecasts based on land use assumptions. Include data-driven projections to reflect population growth and land use changes.	Completed: <input type="checkbox"/> Date:
f. A projection of state and local system needs to equitably meet current and future demand and equitably implement the multimodal network. RCW 36.70A.070(6)(a)(iii)(F) amended in 2023, WAC 365-196-430(1)(c)(vi) and RCW 47.06	No	Yes	AQ, Public Works, Ensure language consistency with current STIP/TIP. Develop equitable transportation policies. Collaborate with stakeholders to project and document future transportation system demands.	Completed: <input type="checkbox"/> Date:

g. A transition plan for transportation as required in Title II of ADA . Perform self-evaluations of current facilities and develop a program access plan to address deficiencies and achieve the identification of physical obstacles, establish methods, perform modifications and identify leadership roles. RCW 36.70A.070(6)(a)(iii)(G) new in 2023.	No	Yes	AQ, Public Works Ensure language consistency with current STIP/TIP Draft a transition plan addressing deficiencies, with a timeline for modifications. Ref	Completed: <input type="checkbox"/> Date:
h. An active transportation component to include collaborative efforts to identify and designate planned improvements for active transportation facilities and corridors that address and encourage enhanced community access and promote healthy lifestyles. RCW 36.70A.070(6)(a)(vii) amended in 2023, WAC 365-196-430(2)(j)	No	Yes	AQ, Ensure language consistency with current STIP/TIP include references to community access improvements in the transportation plan. Highlight planned investments in active transportation corridors.	Completed: <input type="checkbox"/> Date:
i. A description of any existing and planned transportation demand management (TDM) strategies, such as HOV lanes or subsidy programs, parking policies, etc. RCW 36.70A.070(6)(a)(vi) and WAC 365-196-430(2)(i)(i)	No	Yes	AQ, Public Works, Ensure language consistency with current STIP/TIP Identify and document current TDM programs like HOV lanes, subsidies, and parking policies.	Completed: <input type="checkbox"/> Date:
j. An analysis of future funding capability to judge needs against probable funding resources. RCW 36.70A.070(6)(a)(iv)(A) , WAC 365.196-430(2)(k)(iv)	Yes Section 6.4 Project Recommendations & Financial Analysis	Yes	Public Works, Planning Ensure language consistency with current STIP/TIP Ensure the plan includes detailed funding analysis and scenarios. Highlight potential funding gaps and strategies to address them.	Completed: <input type="checkbox"/> Date:
k. A multi-year financing plan based on needs identified in the comprehensive plan, the appropriate parts of which serve as the basis for the 6-year street, road or transit program. RCW 36.70A.070(6)(a)(iv)(B) and RCW 35.77.010 , WAC 365-196-430(2)(k)(ii)	Yes Section 6.4.2 Six-Year Transportation Improvement Program	Yes	Public Works Ensure language consistency with current STIP/TIP Outline specific funding sources and schedules for improvements. Include details that align with regional and state funding strategies.	Completed: <input type="checkbox"/> Date:

l. If probable funding falls short of meeting identified needs of the transportation system, including state transportation facilities, a discussion of how additional funds will be raised, or how land use assumptions will be reassessed to ensure that LOS standards will be met. RCW 36.70A.070(6)(a)(iv)(C) amended in 2023, WAC 365-196-430(2)(l)(iii)	No	Yes	Ensure language consistency with current STIP/TIP Funding to be developed with in the STIP/TIP	Completed: <input type="checkbox"/> Date:
m. A description of intergovernmental coordination efforts, including an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions and how it is consistent with the regional transportation plan. RCW 36.70A.070(6)(a)(v) ; WAC 365-196-430(1)(e) and 430(2)(a)(iii)	Yes Section 6.1.1 Transportation Goals and Policies	Yes	AQ, Public Works, Ensure language consistency with current STIP/TIP	Completed: <input type="checkbox"/> Date:

Rural Element

Consistent with [RCW 36.70A.070\(5\)](#), [RCW 36.70A.011](#), [RCW 36.70A.030 \(15, 16 and 17\)](#), and should consider [WAC 365-196-425](#). Rural lands are lands not included in urban growth areas or designated as agricultural, forest, or mineral resource lands.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>a. A rural element that:</p> <ul style="list-style-type: none"> Establish patterns of rural densities and uses considering local circumstances, including a written record explaining how the rural element harmonizes the planning goals of the GMA and meets the requirements of RCW 36.70A.070(5); Allows rural development, forestry and agriculture in rural areas; Provides for a variety of rural densities, uses, essential public facilities and rural governments services; and Includes measures that apply to rural development and protects the rural character of the area. Establishes policies for Limited Areas of More Intense Rural Development (LAMIRDs). RCW 36.70A.070(5), amended in 2024 (SSB 6140) <p>RCW 36.70A.030 (15, 16 and 17), RCW 36.70A.070(5), WAC 365-196-425</p> <p>Note: this subsection shall not be interpreted to permit in the rural area a major industrial development or a master planned resort unless otherwise specifically permitted under RCW 36.70A.360 and RCW 36.70A.365</p>	Yes Chapter 4	Yes	<p>AQ, Planning</p> <p>Ensure the plan includes a clear explanation of how rural elements harmonize with GMA planning goals. Define and document measures to protect rural character explicitly. Provide policies for LAMIRDs consistent with RCW 36.70A.070(5).</p>	Completed: <input type="checkbox"/> Date:

<p>b. Policies that limit urban services in rural areas.</p> <p>RCW 36.70A.110(4) amended in 2021</p> <p>Note: The plan may include optional techniques such as limited areas of more intensive rural development (LAMIRDs), clustering, density transfer, design guidelines, and conservation easements to accommodate rural uses not characterized by urban growth as specified in RCW 36.70A.070(5)(b), (d) amended in 2021 (SB 5275), WAC 365-196-425(4).</p>	<p>Yes</p> <p>Section 4.3.2 Implementation</p>	<p>No</p>	<p>AQ, Planning</p>	<p>Completed: <input type="checkbox"/></p> <p>Date:</p>
--	--	-----------	---------------------	---

Shoreline

For shorelines of the state, the goals and policies of the shoreline management act as set forth in [RCW 90.58.020](#) are added as one of the goals of the Growth Management Act (GMA) as set forth in [RCW 36.70A.480](#). The goals and policies of a shoreline master program for a county or city approved under [RCW 90.58](#) shall be considered an element of the county or city's comprehensive plan.

<p>a. The policies, goals, and provisions of RCW 90.58 and applicable guidelines shall be the sole basis for determining compliance of a shoreline master program with this chapter except as the shoreline master program is required to comply with the internal consistency provisions of RCW 36.70A.070, 36.70A.040(4), 35.63.125, 35A.63.105, 36.70A.480</p>	<p>Yes</p> <p>Section 1.2 Authority</p>	<p>Yes</p>	<p>AQ</p> <p>Ensure that policies, goals, and provisions of RCW 90.58 are fully integrated into the SMP and aligned with GMA consistency requirements.</p>	<p>Completed: <input type="checkbox"/></p> <p>Date:</p>
<p>b. Shoreline master programs shall provide a level of protection to critical areas located within shorelines of the state that assures no net loss of shoreline ecological functions necessary to sustain shoreline natural resources as defined by WA State Department of Ecology (Ecology) guidelines adopted pursuant to RCW 90.58.060. See Ecology's Shoreline planners' toolbox for the SMP Checklist and other resources.</p>	<p>Yes</p> <p>Section 1.2 Authority</p>	<p>Yes</p>	<p>AQ</p> <p>Confirm that SMP includes measures to ensure no net loss of ecological functions within shorelines. Strengthen policies addressing the protection of critical shoreline areas.</p>	<p>Completed: <input type="checkbox"/></p> <p>Date:</p>
<p>c. Shorelines of the state shall not be considered critical areas under this chapter except to the extent that specific areas located within shorelines of the state qualify for critical area designation based on the definition of critical</p>	<p>Yes</p> <p>Section 5.2.2 Designation of Agricultural Resource Lands .</p>	<p>Yes</p>	<p>AQ</p> <p>Review and update SMP to clarify which shorelines qualify as critical areas under RCW 36.70A.030(5).</p>	<p>Completed: <input type="checkbox"/></p> <p>Date:</p>

areas provided by RCW 36.70A.030(5) and have been designated as such by a local government pursuant to RCW 36.70A.060(2)				
d. If a local jurisdiction's master program does not include land necessary for buffers for critical areas that occur within shorelines of the state, as authorized by RCW 90.58.030(2)(f) , then the local jurisdiction shall continue to regulate those critical areas and their required buffers pursuant to RCW 36.70A.060(2) .	Yes Chapter 10	Yes	AQ Ensure that critical areas within shorelines have adequate buffers identified and regulated.	Completed: <input type="checkbox"/> Date:

Provisions for siting essential public facilities (EPFs)

Consistent with CWPPs and [RCW 36.70A.200](#) amended in 2021. This section can be included in the Capital Facilities Element, Land Use Element, or in its own element. Sometimes the identification and siting process for EPFs is part of the CWPPs.

a. A process or criteria for identifying and siting essential public facilities (EPFs). RCW 36.70A.200 and WAC 365-196-550(1) Notes: RCW 36.70A.200 amended 2021 regarding reentry and rehabilitation facilities. EPFs are defined in RCW 36.70A.200. Regional transit authority facilities are included in the list of essential public facilities.	Yes Section 8	Yes	AQ, Planning Develop or clarify the process and criteria for identifying and siting EPFs.	Completed: <input type="checkbox"/> Date:
b. Policies or procedures that ensure the comprehensive plan does not preclude the siting of EPFs. RCW 36.70A.200(5) Note: If the EPF siting process is in the CWPPs, this policy may be contained in the comprehensive plan as well. WAC 365-196-550(3)	Yes Section 8	Yes	AQ, Planning Strengthen policies ensuring that the comprehensive plan accommodates the siting of EPFs, as required by RCW 36.70A.200(5).	Completed: <input type="checkbox"/> Date:

Tribal Participation in Planning

New in 2022 (see HB 1717). A federally recognized Indian tribe may voluntarily choose (opt-in) to participate in the local and regional planning processes. See Commerce's new [Tribal Planning Coordination for GMA](#) webpage for guidance and staff contacts.

a. Mutually agreeable memorandum of agreement between local governments and tribes in regard to collaboration and participation in the planning process unless otherwise agreed at the end of a mediation period. RCW 36.70A.040(8)(a) new in	No	Yes	Planning, No recognized Tribal reservation areas within Douglas County. Develop and formalize an MOA with any federally recognized tribes within or adjacent to Douglas County.	Completed: <input type="checkbox"/> Date:
---	----	-----	---	--

2022, RCW 36.70A.190 new in 2022				
b. <i>Urban Growth Areas</i> : counties and cities coordinate planning efforts for any areas planned for urban growth with applicable tribe(s). RCW 36.70A.110(1) amended 2022, RCW 36.70A.110(9) , new in 2024, RCW 36.70A.040(8)	No	Yes	Planning Establish a framework for coordinating UGA planning with tribes, where applicable.	Completed: <input type="checkbox"/> Date:

Climate Change and Resiliency

New in 2023, see [HB 1181](#). WAC updates are forthcoming.

A new required element for comprehensive plans and new goal of the GMA. Designed to reduce greenhouse gas (GHG) emissions, plan for resilience and support environmental justice. Climate elements must maximize economic, environmental and social co-benefits and prioritize environmental justice in order to avoid worsening environmental health disparities. A climate element can take the form of a single comprehensive plan chapter or be integrated into several chapters/elements such as housing, transportation and land use. Visit [Commerce's Climate Program](#) webpage for further guidance, grants, tools and staff contacts. Per HB 1181, GHG reduction goals, policies, and programs not specifically identified in the [guidelines](#) must be based on scientifically credible projections and scenarios likely to result in equivalent harm avoidance, GHG emission reductions and/or per capita vehicle miles traveled (VMT) reductions.

All fully planning jurisdictions must have a resilience sub-element as part of their broader climate element. The following counties and their cities with a population greater than 6,000 as of April 1, 2021 must also have a greenhouse gas emissions reduction sub-element. Please also review the [Appendix](#) for requirements due in the upcoming periodic update.

- December 31, 2025 Deadline: Clark, Skagit, Thurston, Whatcom
- June 30, 2026 Deadline: Benton, Franklin, Spokane
- June 30, 2029 Deadline: These jurisdictions are only required to update two elements this cycle – the transportation and climate elements.

Jurisdictions may submit their greenhouse gas emissions reduction sub-element to Commerce for approval per [RCW 36.70A.096](#). Please contact Commerce for submittal requirements if you think your jurisdiction will request approval.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
Resiliency sub-element: items a through d are required for all fully planning jurisdictions				
a. Specific goals, policies and programs that identify, protect and enhance natural areas to foster resiliency to climate impacts, as well as areas of vital habitat for safe passage and species migration. RCW 36.70A.070(9) new in 2023			AQ Resiliency sub-element required for all fully planning counties	Completed: <input type="checkbox"/> Date:
b. Specific goals, policies and programs that identify, protect and enhance community resiliency to climate change impacts, including social, economic and built environment factors that support adaptation to climate impacts consistent with environmental justice. RCW 36.70A.070(9) new in 2023			AQ Resiliency sub-element required for all fully planning counties	Completed: <input type="checkbox"/> Date:

Commented [KB1]: Not addressing per client request

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>c. Specific goals, policies and programs that address natural hazards created or aggravated by climate change, including sea level rise, landslides, flooding, drought, heat, smoke, wildfire and other effects of changes to temperature and precipitation patterns. RCW 36.70A.070(9) new in 2023</p> <p>Note: include a goal and supportive policy for each climate-exacerbated hazard that is relevant to your jurisdiction.</p>			<p>Planning Identify supporting strategies</p>	<p>Completed: <input type="checkbox"/> Date:</p>
<p>d. Prioritize actions (pursuant to a-c) that benefit overburdened communities that will disproportionately suffer from compounding environmental impacts and will be most impacted by natural hazards due to climate change. RCW 36.70A.070(9) new in 2023</p>			<p>Planning Identify goals/policies to comply with this element</p>	<p>Completed: <input type="checkbox"/> Date:</p>
<p>Greenhouse Gas (GHG) Emissions Reduction sub-element: items <u>e</u> through <u>i</u> are only required for jurisdictions identified above</p>				
<p>e. Greenhouse gas emissions reduction sub-elements must include goals and policies to reduce emissions and per capita vehicle miles traveled. RCW 36.70A.070(9) new in 2023</p> <p>Note: Commerce recommends that jurisdictions use 2022 as a baseline year for their GHG inventories and set incremental targets that lead to achieving Washington's economy-wide target of net zero emissions in 2050 set forth in RCW 70A.45.020(1). Commerce also recommends that jurisdictions should, at a minimum, include goals and policies within the following sectors: Transportation; Buildings & Energy; and, Zoning & Development. The rulemaking process is underway.</p>	N/A			<p>Completed: <input type="checkbox"/> Date:</p>

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
f. Identified actions that the jurisdiction will take during the planning cycle that will result in reductions in overall GHG emissions generated by transportation within the jurisdiction. RCW 36.70A.070(9) new in 2023	N/A			Completed: <input type="checkbox"/> Date:
g. Identified actions that the jurisdiction will take during the planning cycle that will result in reductions in overall GHG emissions generated by land use within the jurisdiction. RCW 36.70A.070(9) new in 2023	N/A			Completed: <input type="checkbox"/> Date:
h. Identified actions that the jurisdiction will take during the planning cycle that will result in reductions in per capita vehicle miles traveled (VMT) within the jurisdiction. RCW 36.70A.070(9) new in 2023	N/A			Completed: <input type="checkbox"/> Date:
i. Prioritize GHG and VMT reductions that benefit overburdened communities in order to maximize the co-benefits of reduced air pollution and environmental justice. RCW 36.70A.070(9) new in 2023	N/A			Completed: <input type="checkbox"/> Date:

Future required elements: pending state funding

As of 2022, these elements have not received state funding to aid local jurisdictions in implementation. Therefore, these elements are not required to be added to comprehensive plans at this time. Commerce encourages jurisdictions to begin planning for these elements, pending the future mandate.

	In Current Plan? Yes/No If yes, cite section	Notes	
Economic Development Although included in RCW 36.70A.070, amended in 2017 , "mandatory elements" an economic development element is not currently required because funding was not provided to assist in developing local elements when this element was added to the GMA. However, provisions for economic growth, vitality, and a high quality of life are important, and supporting strategies should be integrated with the land use, housing, utilities, and transportation elements.		Planning Identify supporting strategies	Completed: <input type="checkbox"/> Date:
Parks and Recreation Implements and is consistent with the capital facilities plan. Include a ten-year demand estimate, evaluation of service and facilities needs and evaluation of tree canopy coverage within UGAs. RCW 36.70A.070(8), amended in 2023 Although included in RCW 36.70A.070, amended in 2017 , "mandatory elements" a parks and recreation element is not required because the state did not provide funding to assist in developing local elements when this provision was added to the GMA. However, park, recreation, and open space planning are GMA goals, and it is important to plan for and fund these facilities.		Planning Identify park, recreation, open space facilities	Completed: <input type="checkbox"/> Date:

Optional Elements

Pursuant to [RCW 36.70A.080](#), a comprehensive plan may include additional elements, items, or studies dealing with other subjects relating to the physical development within its jurisdiction, including, but not limited to:

	In Current Plan? Yes/No If yes, cite section	Notes	
Sub-Area Plans			Completed: <input type="checkbox"/> Date:
Conservation			Completed: <input type="checkbox"/> Date:
Recreation			Completed: <input type="checkbox"/> Date:
Solar Energy			Completed: <input type="checkbox"/> Date:

Consistency is required by the GMA

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. All plan elements must be consistent with relevant county-wide planning policies (CWPPs) and, where applicable, multi-county planning policies (MPPs) and the GMA. RCW 36.70A.100 and 210 , WAC 365-196-305 ; 400(2)(c) ; 510 and 520	All	Yes	Conduct a comprehensive review to ensure all plan elements align with CWPPs. Confirm consistency with any applicable MPPs.	Completed: <input type="checkbox"/> Date:
b. All plan elements must be consistent with each other. RCW 36.70A.070 (preamble) and WAC 365-197-040	All	Yes	Cross-check all elements of the comprehensive plan to ensure internal consistency.	Completed: <input type="checkbox"/> Date:
c. The plan must be coordinated with the plans of adjacent jurisdictions. RCW 36.70A.100 and WAC 365-196-520	All	Yes	Enhance collaboration and coordination efforts with neighboring jurisdictions to ensure seamless regional planning.	Completed: <input type="checkbox"/> Date:

Public Participation

a. Plan ensures public participation in the comprehensive planning process. RCW 36.70A.020(11) , .035 , and .140 , WAC 365-196-600(3) provide possible public participation choices.	Yes Section 1.4 Public Participation	Yes	Develop or expand strategies to engage diverse community members, including overburdened and vulnerable populations. Ensure public participation mechanisms are inclusive and accessible.	Completed: <input type="checkbox"/> Date:
b. If the process for making amendments is included in the comprehensive plan: <ul style="list-style-type: none"> The plan provides that amendments are to be considered no more often than once a year, not including the exceptions described in RCW 36.70A.130(2), WAC365-196-640 The plan sets out a procedure for adopting emergency amendments and defines emergency. RCW 36.70A.130(2)(b) and RCW 36.70A.390 new in 2021, (HB 1220 sections 3-5), WAC 365-196-650(4) 	No	Yes	Add or clarify procedures for annual and emergency amendments to the plan.	Completed: <input type="checkbox"/> Date:

<p>c. Plan or program for monitoring how well comprehensive plan policies, development regulations, and other implementation techniques are achieving the comp plan's goals and the goals of the GMA. WAC 365-196-660 discusses a potential review of growth management implementation on a systematic basis.</p> <p>New 2022 legislation HB 1241 provides that those jurisdictions with a periodic update due in 2024 have until December 31, 2024 to submit. This legislation also changed the update cycle to every ten years after the 2024-2027 cycle. Jurisdictions that meet the new criteria described in RCW 36.70A.130(9) will be required to submit an implementation progress report five years after the review and revision of their comprehensive plan.</p>	No	Yes	Develop and include a monitoring program to evaluate the effectiveness of plan policies and regulations in meeting GMA goals.	Completed: <input type="checkbox"/> Date:
<p>d. Considerations for preserving property rights. Local governments must evaluate proposed regulatory or administrative actions to assure that such actions do not result in an unconstitutional taking of private property, RCW 36.70A.370. For further guidance see the 2018 Advisory Memo on the Unconstitutional Taking of Private Property</p>	Yes 1.2 Authority	Yes	Ensure explicit policies or evaluations are in place to protect property rights and prevent unconstitutional takings.	Completed: <input type="checkbox"/> Date:
<p>e. Encourage the involvement of citizens in the planning process, <i>including the participation of vulnerable populations and overburdened communities</i>, and ensure coordination between communities and jurisdictions to reconcile conflicts. HB 1181 (2023) revised RCW 36.70A.020 Planning Goals for inclusion of vulnerable populations and overburdened communities. RCW 36.70A.035 Public Participation was not amended under HB 1181.</p>	No	Yes	Enhance policies to specifically address the inclusion of vulnerable populations and overburdened communities. Add strategies for conflict resolution between communities and jurisdictions.	Completed: <input type="checkbox"/> Date:

Section II: Development Regulations

Must be consistent with and implement the comprehensive plan. [RCW 36.70A.040](#), [WAC 365-196-800](#) and [810](#)

Critical Areas

Regulations protecting critical areas are required by [RCW 36.70A.060\(2\)](#), [RCW 36.70A.172\(1\)](#), [WAC 365-190-080](#) and [WAC 365-195-900](#) through 925.

Please visit Commerce's [Critical Areas webpage](#) for resources and to complete the [Critical Areas Checklist](#). Critical areas regulations must be reviewed and updated, as necessary, to incorporate legislative changes and best available science. Jurisdictions using periodic update grant funds to update critical areas regulations must submit the critical areas checklist as a first deliverable, in addition to this periodic update checklist.

Zoning Code

Note: Please review the new 2023 housing laws in the [Washington State Housing Laws of 2019 through 2023](#) guidance, on Commerce's [Planning for Housing webpage](#).

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
Notice: For more information about housing regulatory changes regarding supportive housing types, see Supportive Housing Types Review Checklist on the Updating GMA Housing Elements webpage . And for additional information on middle housing and ADU regulations, see the Middle Housing webpage .				Completed: <input type="checkbox"/> Date:
a. Zoning designations are consistent and implement land use designations that accommodate future housing needs by income bracket as allocated through the countywide planning process. (RCW 36.70A.070(2)(c) - Amended in 2021 with HB 1220) Note: Zoning must reflect sufficient land capacity for all income housing needs, including emergency housing and permanent supportive housing.	Yes Section 3.2 Land Use	Yes	Conduct a review of zoning designations to ensure they align with land use designations and adequately accommodate housing needs across all income brackets.	Completed: <input type="checkbox"/> Date:

b. The number of unrelated persons that occupy a household or dwelling unit except as provided in state law, for short term rentals, or occupant load per square foot shall not be regulated or limited by counties. (HB 5235) , RCW 36.01.227 new in 2021	No	Yes	Update zoning regulations to remove any limitations on unrelated persons living in a household.	Completed: <input type="checkbox"/> Date:
c. Family day care providers are allowed in all residential dwellings located in areas zoned for residential or commercial RCW 36.70A.450 . Review RCW 43.216.010 for definition of family day care provider and WAC 365-196-865 for more information.	No	Yes	Amend zoning regulations to explicitly allow family day care providers in residential and commercial zones.	Completed: <input type="checkbox"/> Date:
d. Manufactured housing is regulated the same as site built housing. RCW 36.01.225 amended in 2019. A local government may require that manufactured homes: (1) are new, (2) are set on a permanent foundation, and (3) comply with local design standards applicable to other homes in the neighborhood, but may not discriminate against consumer choice in housing. See: National Manufactured Housing Construction and Safety Standards Act of 1974	No	Yes	Update zoning regulations to ensure manufactured housing is treated equally to site-built housing.	Completed: <input type="checkbox"/> Date:
e. Accessory dwelling units (ADUs): counties (and cities) must adopt or amend by ordinance, and incorporate into their development regulations, zoning regulations and other official controls. RCW 36.70A.680 amended in 2023, RCW 36.70A.681 amended in 2023, RCW 36.70A.696 amended in 2023, RCW 36.70A.697 amended in 2020, RCW 36.70A.698 amended in 2020, RCW 36.70A.699 amended in 2020 Must be adopted by 6 months after the periodic update deadline, or be superseded by state law. Note: see new Commerce ADU guidance and ADU checklist .	No	Yes	Develop or amend regulations to address ADUs, particularly in UGAs.	Completed: <input type="checkbox"/> Date:
f. Co-living must be allowed as a permitted use on any lot located within an urban growth area that allows at least six multifamily residential units, including on a lot zoned for mixed use	No	Yes	Introduce regulations permitting co-living developments within UGAs.	Completed: <input type="checkbox"/> Date:

development. HB 1998, new in 2024 contains specific standards for size, density calculations, connection fees and parking. Must be adopted by December 31, 2025 Note: guidance will be available fall of 2024				
g. Residential structures occupied by persons with handicaps, and group care for children that meets the definition of "familial status" are regulated the same as a similar residential structure occupied by a family or other unrelated individuals. No city or county planning under the GMA may enact or maintain ordinances, development regulations, or administrative practices which treat a residential structure occupied by persons with handicaps differently than a similar residential structure occupied by a family or other unrelated individuals. RCW 36.70A.410 , RCW 70.128.140 and 150 , RCW 49.60.222-225 and WAC 365-196-860	No	Yes	Ensure zoning regulations do not discriminate against housing for persons with handicaps or group care facilities.	Completed: <input type="checkbox"/> Date:
h. Within UGAs, affordable housing programs enacted or expanded under RCW 36.70A.540 amended in 2022 comply with the requirements of this section. Examples of such programs may include: density bonuses within urban growth areas, height and bulk bonuses, fee waivers or exemptions, parking reductions, expedited permitting conditioned on provision of low-income housing units, or mixed-use projects. WAC 365-196-300 See also RCW 36.70A.545 and WAC 365-196-410(2)(e)(i) "affordable housing" is defined in RCW 84.14.010 , new in 2024 (ESSB 6175) Review RCW 36.70A.620(3) amended in 2020 , for minimum residential parking requirements.	Yes Chapter 1 and 3	Yes	Review and update affordable housing programs to include state-recommended incentives.	Completed: <input type="checkbox"/> Date:
i. Limitations on regulating: outdoor encampments, safe parking efforts, indoor overnight shelters and temporary small houses on property owned or controlled by a religious organization. RCW	No	Yes	Update zoning codes to explicitly allow these uses by religious organizations.	Completed: <input type="checkbox"/> Date:

36.01.290 amended in 2020, RCW 35.21.915 amended in 2020				
j. Any limitations on emergency housing and emergency shelter must be connected to public health and safety and allow the siting of a sufficient number of units and beds necessary to meet projected needs (see Housing Element Book 2 , pages 41-48), new in 2023 "emergency housing" is defined in RCW 36.70A.030	NA			Completed: <input type="checkbox"/> Date:
k. Parking requirements must allow tandem, gravel or grass pavers, and new spaces must be at least 8 by 20 feet in size. Existing and non-conforming parking must be allowed to meet parking requirements for up to six spaces. SB 6015 , new in 2024, must be addressed with the periodic update. Note : guidance coming fall 2024	No	Yes	Revise parking regulations to explicitly allow tandem parking and alternative surface materials (e.g., gravel, grass pavers). Ensure existing and non-conforming parking spaces are permitted for compliance.	Completed: <input type="checkbox"/> Date:
l. Within UGAs, allow an increased density bonus consistent with local needs for any affordable housing development of any single-family or multi-family residence located on real property owned or controlled by a religious organization. RCW 36.70A.545 , amended in 2019 (HB 1377).	No	Yes	Amend zoning codes to include density bonus provisions for affordable housing developments by religious organizations.	Completed: <input type="checkbox"/> Date:
m. Must not adopt, impose or enforce requirements on an affordable housing development that are different than the requirements imposed on housing developments generally. RCW 36.130.020 (2008) Note : This applies to cities, counties, other local government entities and agencies.	No	Yes	Review and amend zoning codes to ensure affordable housing developments are not subject to additional or different requirements compared to general housing developments.	Completed: <input type="checkbox"/> Date:
n. Rural regulations allow innovative techniques such as clustering, density transfer, design guidelines, and conservation easements to support rural economic advancement, a variety of densities, and uses that are not characterized by urban growth and that are consistent with rural	No	Yes	Add provisions for clustering, density transfer, and conservation easements to zoning regulations. Ensure these techniques are designed to preserve rural character.	Completed: <input type="checkbox"/> Date:

character. RCW 36.70A.070(5)(b) and (c) and WAC 365-196-425(5)				
o. Adopt policies and regulations related to rural regulations for Type 1, 2 and 3 Limited Areas of More Intense Rural Development (LAMIRDs). RCW 36.70A.070 (5)(d) , see also WAC 365-196-425(6)	No	Yes	Develop and implement policies and zoning regulations specific to LAMIRDs.	Completed: <input type="checkbox"/> Date:
p. Regulations discourage incompatible uses around general aviation airports. RCW 36.70.547 and WAC 365-196-455 . Incompatible uses include: high population intensity uses such as schools, community centers, tall structures, and hazardous wildlife attractants such as solid waste disposal sites, wastewater or stormwater treatment facilities, or stockyards. For more guidance, see WSDOT's Aviation Land Use Compatibility Program .	Yes Chapter 11.1.2 Authority	No	Include policies and regulations to prevent high-intensity uses or hazardous wildlife attractants near general aviation airports.	Completed: <input type="checkbox"/> Date:
q. If a U.S. Department of Defense (DoD) military base employing 100 or more personnel is within or adjacent to the jurisdiction, zoning should discourage the siting of incompatible uses adjacent to military base. RCW 36.70A.530(3) and WAC 365-196-475 . Visit Military One Source to locate any bases in your area and help make determination of applicability. If applicable, inform the commander of the base regarding amendments to the comprehensive plan and development regulations on lands adjacent to the base.	NA	NA	There are no known DoD military bases in or near Douglas County.	Completed: <input type="checkbox"/> Date:
r. Electric vehicle infrastructure (jurisdiction specified: adjacent to Interstates 5, 90, 405 or state route 520 and other criteria) must be allowed as a use in all areas except those zoned for residential, resource use or critical areas. RCW 36.70A.695	No	Yes	Amend zoning codes to explicitly allow EV infrastructure in all permitted areas, excluding residential, resource, and critical areas.	Completed: <input type="checkbox"/> Date:

Shoreline Master Program

Consistent with [RCW 90.58](#) Shoreline Management Act of 1971

a. Zoning designations are consistent with Shoreline Master Program (SMP) environmental designations. RCW 36.70A.480	Yes, Section 1.6	No		Completed: <input type="checkbox"/> Date:
b. If updated to meet RCW 36.70A.480 (2010), SMP regulations provide protection to critical areas in shorelines that is at least equal to the protection provided to critical areas by the critical areas ordinance. RCW 36.70A.480(4) and RCW 90.58.090(4) See Ecology's shoreline planners' toolbox for the SMP Checklist and other resources and Ecology's Shoreline Master Programs Handbook webpage	No	Yes	Amend the SMP to provide at least equal protection to critical areas as outlined in the CAO.	Completed: <input type="checkbox"/> Date:

Resource Lands

Defined in [RCW 36.70A.030 \(3, 12 and 17\)](#) and consistent with [RCW 36.70A.060](#) and [RCW 36.70A.170](#)

a. Zoning is consistent with natural resource lands designations in the comprehensive plan and conserves natural resource lands. RCW 36.70A.060(3) , WAC 365-196-815 and WAC 365-190-020(6) . Consider innovative zoning techniques to conserve agricultural lands of long-term significance RCW 36.70A.177(2) . See also WAC 365-196-815(3) for examples of innovative zoning techniques.	No	Yes	Review and update zoning to ensure consistency with natural resource land designations in the comprehensive plan. Develop additional conservation strategies to protect resource lands.	Completed: <input type="checkbox"/> Date:
b. Regulations to assure that use of lands adjacent to natural resource lands does not interfere with natural resource production. RCW 36.70A.060(1)(a) and WAC 365-190-040 Regulations require notice on all development permits and plats within 500 feet of designated natural resource lands that the property is within or near a designated natural resource land on which a variety of commercial activities may occur that are regulations to implement comprehensive plan	No	Yes	Strengthen regulations to prevent incompatible uses on lands adjacent to resource lands. Add notice requirements on permits and plats within 500 feet of resource lands to inform about potential commercial activities.	Completed: <input type="checkbox"/> Date:

c. For designated agricultural land, regulations encourage nonagricultural uses to be limited to lands with poor soils or otherwise not suitable for agricultural purposes. Accessory uses should be located, designed and operated to support the continuation of agricultural uses. RCW 36.70A.177(3)(b)	No	Yes	Update regulations to include criteria that prioritize agricultural uses on prime soils and limit non-agricultural uses to marginal lands.	Completed: <input type="checkbox"/> Date:
d. Counties must conduct a comprehensive countywide analysis when classifying, designating and de-designating natural resource lands. WAC 365-190-040(10)(c)	No	Yes	Perform and document a comprehensive analysis for resource land classifications and potential de-designations.	Completed: <input type="checkbox"/> Date:
e. Designate mineral lands and associated regulations as required by RCW 36.70A.131 and WAC 365-190-040(5) . For more information review the WA State Dept. of Natural Resources (DNR)'s Geology Division site	No	Yes	Ensure that mineral lands are appropriately designated and include supporting regulations for sustainable management and extraction.	Completed: <input type="checkbox"/> Date:

Siting Essential Public Facilities

Regulations for siting essential public facilities should be consistent with [RCW 36.70A.200](#) and consider [WAC 365-196-550](#). Essential public facilities include those facilities that are typically difficult to site, such as airports, state education facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities. Regulations may be specific to a local jurisdiction, but may be part of county-wide planning policies (CWPPs).

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
--	--	--	-------	--

<p>Regulations or CWPPs include a process for siting EPFs and ensure EPFs are not precluded. RCW 36.70A.200 amended in 2023, WAC 365-196-550(6) lists process for siting EPFs. WAC 365-196-550(3) details preclusions. EPFs should be located outside of known hazardous areas.</p> <p>Visit Commerce's Behavioral Health Facilities Program page for information on establishing or expanding new capacity for behavioral health EPFs.</p> <p>Note: RCW 36.70A.200 amended by SB 5536 to include EPFs for opioid treatment programs</p>	No	Yes	Develop or refine a formal process and criteria for identifying and siting EPFs, including public participation components.	Completed: <input type="checkbox"/> Date:
---	----	-----	---	--

Subdivision Code

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. Subdivision regulations are consistent with and implement comprehensive plan policies. RCW 36.70A.030(5) and 36.70A.040(4) .	No	Yes	Review and revise subdivision regulations to ensure consistency with the comprehensive plan's policies, particularly for growth management and resource protection.	Completed: <input type="checkbox"/> Date:
<p>b. Written findings to approve subdivisions establish adequacy of public facilities. RCW 58.17.110 amended in 2018</p> <ul style="list-style-type: none"> Streets or roads, sidewalks, alleys, other public ways, transit stops, and other features that assure safe walking conditions for students. Potable water supplies, sanitary wastes, and drainage ways. RCW 36.70A.590 amended 2018 Open spaces, parks and recreation, and playgrounds Schools and school grounds <p>Other items related to the public health, safety and general welfare WAC 365-196-820(1).</p>	No	Yes	Update subdivision regulations to explicitly require written findings for the adequacy of all necessary public facilities.	Completed: <input type="checkbox"/> Date:
c. Preliminary subdivision approvals under RCW 58.17.140 are valid for a period of five or seven	No	Yes	Confirm and update subdivision regulations to reflect the validity periods for preliminary subdivision approvals.	Completed: <input type="checkbox"/> Date:

years (previously five years). See also RCW 58.17.170 Note: preliminary plat approval is valid for: seven years if the date of preliminary plat approval is on or before December 31, 2014; five years if the preliminary plat approval is issued on or after January 1, 2015.				
d. Include in short plat regulations procedures for unit lot subdivisions allowing division of a parent lot into separately owned unit lots. RCW 58.17.060(3) new in 2023 by SB 5258 - section 11	No	Yes	Develop and include specific procedures for unit lot subdivisions in subdivision regulations.	Completed: <input type="checkbox"/> Date:

Stormwater

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. Regulations protect water quality and implement actions to mitigate or cleanse drainage, flooding, and storm water run-off that pollute waters of the state, including Puget Sound or waters entering Puget Sound. RCW 36.70A.070(1) Regulations may include: adoption of a stormwater manual consistent with Ecology's latest manual for Eastern or Western Washington, adoption of a clearing and grading ordinance –See Commerce's 2005 Technical Guidance Document for Clearing and Grading in Western Washington . Adoption of a low impact development ordinance. See Puget Sound Partnership's 2012 Low Impact Development guidance and Ecology's 2013 Eastern Washington Low Impact Development guidance . Additional Resources: Federal Grants to Protect Puget Sound Watersheds , Building Cities in the Rain , Ecology Stormwater Manuals , Puget Sound Partnership Action Agenda	No	Yes	Update regulations to adopt a stormwater management manual consistent with Ecology's latest manual for Eastern Washington. Include low-impact development (LID) standards and practices for stormwater mitigation.	Completed: <input type="checkbox"/> Date:

b. Provisions for corrective action for failing septic systems that pollute waters of the state. RCW 36.70A.070(1) . See also: DOH Wastewater Management, Ecology On-Site Sewage System Projects & Funding	No	Yes	Develop and adopt regulations requiring corrective actions for failing septic systems to protect water quality.	Completed: <input type="checkbox"/> Date:
---	----	-----	---	--

Organic Materials Management Facilities

New in 2022, HB 1799 added a section to the GMA aimed at reducing the volumes of organic materials collected in conjunction with other solid waste and delivered to landfills, supporting productive uses of organic material wastes and reduction of methane gas (a greenhouse gas).

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
New section RCW 36.70A.142; new in 2022 legislation HB 1799: Development regulations newly developed, updated, or amended <i>after January 1, 2025</i> allow for the siting of organic materials (OM) management facilities as identified in local solid waste management plans (SWMP) to meet OM reduction and diversion goals. Siting to meet criteria described in RCW 70A.205.040(3) . See also RCW 36.70.330 . For applicability, see RCW 70A.205.540	No	Yes	Amend regulations to explicitly allow the siting of organic materials management facilities as identified in the SWMP.	Completed: <input type="checkbox"/> Date:

Impact Fees

May impose impact fees on development activity as part of the financing for public facilities, provided that the financing for system improvements to serve new development must provide for a balance between impact fees and other sources of public funds; cannot rely solely on impact fees.

a. If adopted, impact fees are applied consistent with RCW 82.02.050 amended in 2015, RCW 82.02.060 amended in 2023 by SB 5258 , .070 , .080 , .090 amended in 2018 and .100 . WAC 365-196-850 provides guidance on how impact fees should be implemented and spent.	No	Yes	Review and revise impact fee policies to ensure compliance with proportionality requirements.	Completed: <input type="checkbox"/> Date:
---	----	-----	---	--

b. Jurisdictions collecting impact fees must adopt and maintain a system for the deferred collection of impact fees for single-family detached and attached residential construction, consistent with RCW 82.02.050(3) amended in 2016	No	Yes	Develop and implement a system to allow deferral of impact fee collection for qualifying residential projects.	Completed: <input type="checkbox"/> Date:
c. If adopted, limitations on impact fees for early learning facilities. RCW 82.02.060 amended in 2021	No	Yes	Include provisions in the impact fee schedule to ensure reduced or waived fees for early learning facilities.	Completed: <input type="checkbox"/> Date:
d. If adopted, exemption of impact fees for low-income and emergency housing development. RCW 82.02.060 amended in 2023 . See also definition change in RCW 82.02.090(1)(b) amended in 2018	No	Yes	Add policies or regulations to exempt or reduce impact fees for low-income and emergency housing developments	Completed: <input type="checkbox"/> Date:
e. Ensure impact fees are not assessed on the construction of accessory dwelling units that are greater than 50 percent (50%) of the impact fees that would be imposed on the principal unit. RCW 36.70A.681 new in 2023 by HB 1337	No	Yes	Update the impact fee schedule to ensure fees for ADUs do not exceed 50% of those applied to principal units.	Completed: <input type="checkbox"/> Date:
f. The schedule of impact fees reflects the proportionate impact of new housing units, including multifamily and condominium units, based on the square footage, number of bedrooms, or trips generated, in the housing unit in order to produce a proportionally lower impact fee for smaller housing units. RCW 82.02.060 amended in 2023 by SB 5258	No	Yes	Revise the fee schedule to account for proportionality based on unit size, number of bedrooms, or trips generated.	Completed: <input type="checkbox"/> Date:

Concurrency and Transportation Demand Management (TDM)

Ensures consistency in land use approval and the development of adequate public facilities as plans are implemented, maximizes the efficiency of existing transportation systems, limits the impacts of traffic and reduces pollution.

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>a. The transportation concurrency requirement includes specific language that prohibits development when level of service standards for transportation facilities cannot be met. RCW 36.70A.070(6)(b) amended in 2023, WAC 365-196-840.</p> <p>Note: Concurrency is required for transportation, but may also be applied to park facilities, etc.</p>	No	Yes	Update concurrency regulations to explicitly prohibit development if LOS standards are not achieved.	Completed: <input type="checkbox"/> Date:
<p>b. Measures exist to bring into compliance locally owned transportation facilities or services that are below the levels of service established in the comprehensive plan. RCW 36.70A.070(6)(a)(iii)(B) and (D). RCW 36.70A.070(6)(b) amended in 2023</p> <p>Levels of service can be established for automobiles, pedestrians and bicycles. See WAC 365-196-840(3) on establishing an appropriate level of service.</p>	No	Yes	Include policies and measures to restore compliance for transportation facilities not meeting LOS standards.	Completed: <input type="checkbox"/> Date:
<p>c. Highways of statewide significance (HSS) are exempt from the concurrency ordinance. RCW 36.70A.070(6)(a)(iii)(C).</p>	No	Yes	Revise concurrency regulations to explicitly exempt highways of statewide significance.	Completed: <input type="checkbox"/> Date:
<p>d. Traffic demand management (TDM) requirements are consistent with the comprehensive plan. RCW 36.70A.070(6)(a)(vi). Examples may include requiring new development to be oriented towards transit streets, pedestrian-oriented site and building design, and requiring bicycle and pedestrian connections to street and trail networks. WAC 365-196-840(4) recommends adopting methodologies that analyze the transportation system from a comprehensive, multimodal perspective.</p>	No	Yes	Develop or update TDM policies to include strategies such as transit-oriented development, pedestrian and bicycle infrastructure, and incentives to reduce single-occupant vehicle trips.	Completed: <input type="checkbox"/> Date:

e. If required by RCW 82.70 , a commute trip reduction (CTR) ordinance to achieve reductions in the proportion of single-occupant vehicle commute trips has been adopted. The ordinance should be consistent with comprehensive plan policies for CTR and Department of Transportation rules.	No	No	Douglas County is not listed among the counties required to implement a CTR ordinance	Completed: <input type="checkbox"/> Date:
---	----	----	---	--

Tribal Participation in Planning

New in 2022 (see HB 1717). A federally recognized Indian tribe may voluntarily choose (opt-in) to participate in the county or regional planning process. See Commerce's new [Tribal Planning Coordination for GMA](#) webpage for guidance and staff contacts.

a. Mutually agreeable memorandum of agreement between local governments and tribes in regard to collaboration and participation in the planning process unless otherwise agreed at the end of a mediation period. RCW 36.70A.040(8)(a) new in 2022	No	Yes	Initiate dialogue with federally recognized tribes to establish mutually agreeable MOAs for collaboration.	Completed: <input type="checkbox"/> Date:
b. Policies consistent with countywide planning policies that address the protection of tribal cultural resources in collaboration with federally recognized Indian tribes that are invited, provided that a tribe, or more than one tribe, chooses to participate in the process. RCW 36.70A.210(3)(i) new in 2022	No	Yes	Establish policies to ensure the protection of tribal cultural resources in collaboration with tribes. Include procedures for addressing tribal concerns in land use and development projects.	Completed: <input type="checkbox"/> Date:

Regulations to Implement Optional Elements

a. New fully contained communities are consistent with comprehensive plan policies, RCW 36.70A.350 and WAC 365-196-345	No	Yes	Develop and include regulations for siting fully contained communities, ensuring alignment with comprehensive plan policies.	Completed: <input type="checkbox"/> Date:
b. If applicable, master planned resorts are consistent with comprehensive plan policies, RCW 36.70A.360 , RCW 36.70A.362 and WAC 365-196-460	No	Yes	Establish policies and regulations for master planned resorts, including criteria for consistency with the comprehensive plan.	Completed: <input type="checkbox"/> Date:
c. If applicable, major industrial developments and master planned locations outside of UGAs are consistent with comprehensive plan policies, RCW 36.70A.365 , RCW 36.70A.367 and WAC 365-196-465	No	Yes	Develop and adopt regulations to guide major industrial developments and master planned locations outside UGAs.	Completed: <input type="checkbox"/> Date:

d. Regulations include procedures to identify, preserve, and/or monitor historical or archaeological resources. RCW 36.70A.020(13) , WAC 365-196-450	No	Yes	Include procedures in the comprehensive plan or regulations to identify and preserve historical and archaeological resources.	Completed: <input type="checkbox"/> Date:
e. Other development regulations needed to implement comprehensive plan policies such as energy, sustainability or design are adopted. WAC 365-196-445	No	Yes	Establish policies and regulations to support energy efficiency, sustainability, and design guidelines consistent with the comprehensive plan.	Completed: <input type="checkbox"/> Date:
f. Design guidelines for new development are clear and easy to understand; administration procedures are clear and defensible.	No	Yes	Develop design guidelines that are clear, consistent, and easy to interpret for new development. Ensure guidelines do not result in reduced density, height, bulk, or scale below generally applicable development regulations.	Completed: <input type="checkbox"/> Date:
g. Local design review includes one or more ascertainable guideline, standard or criterion by which an applicant can determine whether a given building design is permissible under that development regulation. May not result in a reduction in density, height, bulk or scale below the generally applicable development regulations for a development proposal in the applicable zone. RCW 36.70A.630 new in 2023 by HB 1293	No	Yes	Ensure design review processes incorporate clear and defensible standards or criteria for reviewing development proposals.	Completed: <input type="checkbox"/> Date:

Project Review Procedures

In 2023, [SB 5290](#) substantially amended local permit review processes. Codification and additional resources from Commerce are forthcoming.

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
Project review processes integrate permit and environmental review. RCW 36.70A.470 , RCW 36.70B and RCW 43.21C .	No	Yes	Update project review processes to ensure integration of permit and environmental review, including clear steps for notice of	Completed: <input type="checkbox"/> Date:

<p>Resources include WAC 365-196-845, WAC 197-11 (SEPA Rules), WAC 365-197 (Project Consistency Rule, Commerce, 2001) and Ecology SEPA Handbook.</p> <p>Integrated permit and environmental review procedures for:</p> <ul style="list-style-type: none"> • Notice of application • Notice of complete application • One open-record public hearing • Combining public hearings & decisions for multiple permits • Notice of decision • One closed-record appeal <p>Note: new in 2023, see Commerce's new guidance for Local Project Review and SB 5290</p>			application, public hearings, and appeal procedures.	
---	--	--	--	--

Plan & Regulation Amendments

If procedures governing comprehensive plan amendments are part of the code, then assure the following are true:

a. Regulations limit amendments to the comprehensive plan to once a year (with statutory exceptions). RCW 36.70A.130(2) and WAC 365-196-640(3)	No	Yes	Ensure the comprehensive plan explicitly states that amendments are limited to once annually, unless exceptions under RCW 36.70A.130(2) apply (e.g., emergencies, newly adopted plans for subareas).	Completed: <input type="checkbox"/> Date:
b. Regulations define <i>emergency</i> for an emergency plan amendment. RCW 36.70A.130(2)(b) and WAC 365-196-640(4)	No	Yes	Add a clear definition of what constitutes an "emergency" amendment, including criteria for determining when such amendments are necessary.	Completed: <input type="checkbox"/> Date:
c. Regulations include a docketing process for requesting and considering plan amendments. RCW 36.70A.130(2) , RCW 36.70A.470 , and WAC 365-196-640(6)	No	Yes	Establish a docketing system that allows for public submissions of plan amendments, sets review timelines, and outlines evaluation criteria.	Completed: <input type="checkbox"/> Date:
d. A process has been established for early and continuous public notification and participation in the planning process. RCW 36.70A.020(11) , RCW 36.70A.035 and RCW 36.70A.140 . See WAC 365-196-600 regarding public participation and WAC 365-196-610(2) listing recommendations for meeting requirements.	No	Yes	Expand public participation strategies to ensure early and continuous involvement, with a focus on engaging vulnerable and overburdened populations. Note: Section 1.4 addresses public participation but does not provide detailed, continuous strategies or targeted outreach for underrepresented groups.	Completed: <input type="checkbox"/> Date:
e. A process exists to assure that proposed regulatory or administrative actions do not result	No	Yes	Strengthen the evaluation process to include criteria for assessing potential takings and	Completed: <input type="checkbox"/> Date:

in an unconstitutional taking of private property RCW 36.70A.370 . See the 2018 Advisory Memo on the Unconstitutional Taking of Private Property			ensuring compliance with constitutional protections.	
f. Provisions ensure adequate enforcement of regulations, such as zoning and critical area ordinances (civil or criminal penalties). See implementation strategy in WAC 365-196-650(1) .	No	Yes	Develop enforcement mechanisms and procedures to monitor and ensure compliance with zoning and critical area ordinances.	Completed: <input type="checkbox"/> Date:
g. Adoption of a policy and regulation establishing the effective date of an action that expands a UGA; creates or expands a LAMIRD; establishes a new fully contained community; or creates or expands a master planned resort. The effective date is: <ul style="list-style-type: none"> • 60 days after the date of public notice of adoption of the comprehensive plan, development regulation or amendment to the plan or regulation, implementing the action as provided in RCW 36.70A.290(2); or • If a petition for review to the Growth Management Hearings Board is timely filed, upon the issuance of the Board's final order. RCW 36.70A.067 , new in 2022	No	Yes	Include provisions specifying effective dates for these types of actions and align them with statutory requirements.	Completed: <input type="checkbox"/> Date:

Appendix: Element updates per HB 1181 – Climate Change and Resiliency

GMA Periodic Update Due Dates	Required Updates to GMA Elements per HB 1181						
	Greenhouse Gas Reduction Sub-element	Climate Resilience Sub-element	Transportation Element	Land Use Element	Capital Facilities Element*	Utilities Element*	Parks & Recreation Element*
For jurisdictions with a 2024 deadline and subject to GHG Emissions Reduction [Sec. 15 (10)]	Due 2029	Due 2029	Due 2029	Due in 2034			
For jurisdictions with a 2025 & 2026 deadline and subject to GHG Emissions Reduction [Sec. 4 (1) and (2)]	X	X	X	X	X*	X*	X*
Jurisdictions <u>not</u> subject to GHG Emissions Reduction (all years) [Sec. 4 (3) and 9(e)(i)]	Optional	X See RCW 36.70A.070(9)(e)	**	Only counties over 20k pop.	X*	X*	X*

Table notes: "X" indicates a GMA update requirement. One asterisk (*) indicates jurisdictions should make a good faith effort to update their elements to be consistent; refer to HB 1181 (Chapter 228, Laws of 2023) for specifics. Two asterisks (**) indicates 22 cities that need to update their transportation element based on population, not whether or not their county is among those that must develop a GHG emissions element.

DOUGLAS COUNTY COUNTYWIDE COMPREHENSIVE PLAN

Amendments Adopted

September 28, 2021	Ordinance No. TLS 21-06-07B Ordinance No. TLS 21-21-56B
March 1, 2021	Ordinance No. TLS 21-06-07B
March 3, 2020	Ordinance No. TLS 20-01-10B
February 5, 2019	Ordinance No. TLS 19-06-11B
January 22, 2019	Ordinance No. TLS 19-01-01B Ordinance No. TLS 19-02-01C
June 6, 2017	Ordinance No. TLS 17-06-18B
March 25, 2015	Ordinance No. TLS 15-02-08B
February 28, 2012	Ordinance No. TLS 12-04-07B Ordinance No. TLS 12-06-08C
February 8, 2011	Ordinance No. TLS 11-02-02C

CHAPTER 1

INTRODUCTION

CHAPTER 1

PURPOSE & AUTHORITY

1.1 PURPOSE

The Comprehensive Plan for Douglas County is intended to guide the physical development of the county for the foreseeable future. The plan provides a sense of direction, a broad overview of where a community is (existing conditions) and where it is going (future desires). Goals, policies, recommendations and maps are set forth in the plan that will enable the public, local agencies, and County officials to make informed decisions that are in the best interest of the county and cities within its boundary. The Plan is also intended to maintain reasonable continuity in future decision-making as turnover occurs within the County's legislative body. It furnishes direction for the development of the County, which will make it a more convenient, attractive, and orderly place in which to live, shop, work and play. In order to reflect technological, social, economic and political changes the plan must be periodically reviewed and updated.

1.2 AUTHORITY

In 1935 and again in 1990 the State Legislature enacted legislation that granted local governments the authority to plan for the future development of their community. The primary emphasis of the Growth Management Act (GMA) is coordinated, cooperative planning, with substantial and continuous public input.

In October of 1990, Douglas County "opted in" to the GMA planning process after consultation with the five cities/towns, the public, and civic leaders. This allowed a head start to planning efforts on a countywide basis before Douglas County would have been mandated into the process due to a projected increase in year population between 1981 and 1991 of twenty-two percent.

The Growth Management Act establishes 14 goals to guide the development of comprehensive plans and development regulations for counties and cities planning under the Act [as included in Revised Code of Washington \(RCW\) 36.70A.020](#), which are as follows:

Urban Growth...Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

Reduce Sprawl...Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

Transportation...Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with [Ce](#)ounty and [Ce](#)ity comprehensive plans.

Housing...~~Encourage the availability of affordable housing~~[Plan for and accommodate housing affordable](#) to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

Economic Development...Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

Formatted: Font: Not Bold

Permits...Applications for both state and local government permits should be processed in a timely manner to ensure predictability.

Environment...Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

~~**Economic Development...**Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.~~

Property Rights...Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

Permits...Applications for both state and local government permits should be processed in a timely manner to ensure predictability.

Formatted: Space Before: 3.75 pt, Line spacing: Multiple 1.09 li

Natural Resource Industries...Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.

Open Space And Recreation...Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

Environment...Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

Formatted: Space Before: 5.8 pt, Line spacing: Multiple 1.08 li

Citizen Participation And Coordination...Encourage the involvement of citizens in the planning process, including the participation of vulnerable populations and overburdened communities, and ensure coordination between communities and jurisdictions to reconcile conflicts and ensure coordination between communities and jurisdictions to reconcile conflicts.

Public Facilities And Services...Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

Historic Preservation...Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

Climate Change and Resiliency...Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies under RCW 36.70A.210 and chapter 47.80 RCW adapt to mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster

Commented [CB1]: This is included in the GMA planning goals in RCW 36.70A.020 and was added to this list.

Commented [JJ2R1]: County: Since we are not proposing a standalone Climate Resiliency chapter, consider replacing this text from the RCW with something similar and tailored to this Comp Plan:

Hazard Mitigation Planning... Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies under RCW 36.70A.210 and chapter 47.80 RCW are prepared to foster resiliency to natural hazards and protect and enhance environmental, economic, and human health and safety, including that of vulnerable populations.

resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice.

Shorelines Of The State...Ensure that the shorelines of the state are planned and managed to foster all reasonable and appropriate uses in accordance with policies set forth in RCW 90.58.020. The County should recognize and protect the functions and values of the shoreline environments of statewide significance. Activities should be designed and conducted in a manner to minimize, insofar as practical, any resultant damage to the ecology and environment of the shoreline area and any interference with the public's use of the water.

Important factors contained within the Growth Management Act include consistency between:

- The comprehensive plan and the planning goals identified in RCW 36.70A.020;
- Municipal and county comprehensive plans;
- The comprehensive plans of each municipality and county with those of neighboring municipalities and counties;
- The elements within the comprehensive plan (internal consistency); and
- The comprehensive plan and capital budget.

1.3 REGIONAL POLICY PLAN

In 1991, the State legislature amended the GMA to require that counties adopt countywide planning policies in cooperation with their municipalities. The purpose of these policies is to establish a coordinated framework for the development of comprehensive plans in order to effectively provide a balance of land use, infrastructure, and finance throughout the region. It is intended that the countywide policies will serve as a framework for the development of each jurisdiction's comprehensive plan, helping to ensure consistency and compliance between town/city, county plans and the GMA.

The Regional Policy Plan includes policies that:

- Implement RCW 36.70A.110 regarding Urban Growth Areas (UGAs).
- Promote contiguous and orderly development and ~~provisions of providing~~ urban services to such development.
- Provide for joint planning in UGAs.
- Provide for siting essential public facilities of countywide or statewide significance.
- Provide for countywide transportation facilities and strategies.
- ~~Provide for public capital facilities of a countywide or state nature,~~
- ~~Provide for countywide transportation facilities,~~
- Provide for affordable housing.
- Provide for economic development.
- Provide for resource lands.
- Provide for critical areas and shorelines.
- Provide for rural land use and development, and
- ~~Provide for joint county and city planning within urban growth areas,~~
- ~~Provide for economic development and employment, and~~
- Analyze ~~size~~ of the fiscal impacts.

Formatted: Font color: Auto

Formatted: Font color: Auto, Not Expanded by /
Condensed by

Formatted: Font color: Auto, Not Expanded by /
Condensed by

Formatted: Font color: Auto, Not Expanded by /
Condensed by

Formatted: Font color: Auto, Not Expanded by /
Condensed by

Formatted: Font color: Auto, Not Expanded by /
Condensed by

Formatted: Font color: Auto, Not Expanded by /
Condensed by

This comprehensive plan follows the policy framework of the Regional Policy Plan as amended by the Board of Commissioners on March 19, 2002. The Regional Policy Plan is hereby incorporated by reference.

Commented [JJ3]: Update when RPP is updated and approved.

1.4 PUBLIC PARTICIPATION

It has been said "*community planning can be only as successful as its support by the general public.*" This principle is supported by the Public Participation Policy Plan adopted by Douglas County in April of 1999. The policy plan establishes procedures to ensure early, broad and continuous citizen participation on the development and amendment of comprehensive plans, implementation regulations and major land use decisions. Early involvement includes creating meaningful opportunities for the public to get involved in a project in a significant way. Public information and participation opportunities include dissemination of proposals/alternatives, processes for verbal and written comment, public workshops, surveys, and public hearings with adequate public notice.

The adoption of the comprehensive plan started in the fall of 1991 with an intensive "Visioning" effort that involved a tabloid and survey, advertised meetings, and a display booth at the North Central Washington District Fair. The goal of this effort was to educate and solicit public input on the requirements, benefits and future vision of the County. Public involvement has continued throughout the development of the comprehensive plan and amendment process through

additional tabloids and display booths at the Fair, and meetings with City Councils and special interest groups.

Several citizen advisory groups were established in 1991 by the Douglas County Board of Commissioners to manage the size and scope of the initial plan adopted in 1995. Advisory groups represented differing geographic areas and backgrounds in Douglas County including agriculture, rural, and urban issues. One of the major citizen advisory groups included the rural lands committee, which seemingly had opposing objectives of preserving the agricultural economy of the County and allowing for growth and development in the rural areas. Other

citizen advisory committees represented included the agricultural advisory committee, the Greater East Wenatchee area (GEWA) advisory committee, Orondo advisory committee, Parks advisory committee, Pangborn Memorial advisory committee, and Transportation Technical advisory committee.

Amendments to the Douglas County Comprehensive Plan have followed similar public participation efforts including “visioning”, public workshops and public hearings. Another key component has been the inclusion of the ~~Internet internet~~ for posting of workshop minutes, special studies, research data and similar documents. The amendment process for the plan is conducted by the Douglas County Regional Planning Commission.

For the 2026-2046 Comprehensive Plan update, similar strategies were employed by Douglas County to obtain public feedback. Public outreach included hosting multiple open house events in each of the municipalities, including virtual meetings as practicable. The open houses were open to the public and were intended to invite the community to provide feedback on the update process. The County also hosted a webpage that included an online storymap and survey that remote users could use to provide feedback in English or Spanish. Over 160 survey results were received and used to inform the update.

1.5 PLANNING COMMISSION

The Douglas County Regional Planning Commission is the primary citizen body for public input, including advisory committee recommendations (when applicable) during the review and revision of the County’s comprehensive plan. The Planning Commission holds public workshops and hearings throughout the county before making a formal recommendation to the Board of Commissioners.

1.6 RELATIONSHIP TO OTHER PLANS

The ~~comprehensive Comprehensive plan Plan~~ volumes of Douglas County consist of the countywide ~~comprehensive Comprehensive plan Plan~~ (this document), the Greater East Wenatchee Area sub-area comprehensive plan (GEWA) and the individual town/city sub-area comprehensive plans. These plans and documents are listed in Appendix A.

For areas of the County that need more individualized attention, but are not currently in a sub-area planning process, further efforts are anticipated in the future to supplement the information and direction provided in this Comprehensive Plan. The Douglas County Comprehensive Plan must be consistent with other planning efforts throughout the County in order to give a complete picture of the overall projected growth and meet the provisions of the County Regional Policy Plan and the Growth Management Act.

Resource and rural issues were very similar throughout the unincorporated areas of the County, while the cities were facing other issues. Consequently, the cities/towns of Waterville, Mansfield, Coulee Dam and Bridgeport have individual plans that include a projected twenty-year ~~urban-growth area (UGA)~~. For these communities the UGA boundary is very similar to their existing corporate limits, allowing for in-fill of vacant lots, preservation of the extensive agricultural resources just beyond the UGA and effective provision of urban services. However, due to previous planning efforts in the Greater East Wenatchee Area in 1964, 1978 and 1988 a determination was made to do a sub-area plan for the larger area, similar in size and scope as previous planning efforts. The ~~Greater East Wenatchee (GEWA)~~ planning area is

approximately 31,000 acres, of which the East Wenatchee UGA is just under 6,000 acres in size and the Rock Island UGA is 830 acres in size. Both the cities of East Wenatchee and Rock Island have completed individual comprehensive plans for their respective communities including an identified 20-year UGA. The GEWA includes a mix of agriculture, rural and urban land uses. Maps depicting the locations of the urban growth areas in the county that have been adopted are included in Appendix B. As directed by the Douglas County Regional Policy Plan, the urban area plans and the GEWA sub-area plan manage urban-style development within

Commented [JJ4]: Is this still accurate?

identified UGAs. The sub-area plan also includes rural and resource land uses in conjunction with the countywide comprehensive plan.

The countywide plan volumes are the primary guidance for future growth and development in Douglas County. This relationship provides consistency between plans, particularly at the urban fringes, and leads to a logical progression from urban to rural to resource areas.

1.7 INCORPORATION OF AN ENVIRONMENTAL ANALYSIS

Douglas County used an integrated process in development of this comprehensive plan to reduce costs, and avoid duplicated efforts in preparing the comprehensive plan and environmental documentation. The plan includes an environmental analysis using an expanded checklist in conjunction with the nonproject EIS conducted in 1995 for adoption of the comprehensive plan.

The integration of the plan with the SEPA process was conducted pursuant to WAC 197-11-442, which allows the lead agency more flexibility in preparing an EIS on nonproject actions.

The integrated process is also intended to benefit future developments that are within the parameters established by the preferred alternative/comprehensive plan through the phased review process, as allowed in WAC 197-11-060(5). In other words, if a project is proposed that meets the intent and requirements of the comprehensive plan, including mitigation measures, a mitigated or conditioned DNS may suffice where before an EIS would be required. A proposal that is within the scope of the adopted comprehensive plan would only be required to do an environmental analysis on the potential impacts of their specific site, as opposed to analyzing its impact on the larger community. That larger impact will have already been discussed, at least initially, in the integrated comprehensive plan.

Commented [JJ5]: I don't believe that this is currently accurate. 197-11-060(5) speaks to phased review and does not allow a DNS or MDNS in lieu of an EIS for projects contemplated in the Comp Plan. Suggest deleting.

1.8 PLAN MONITORING AND AMENDMENT PROCESS

Comprehensive plan policies are based on citizen input from surveys and public meetings, population and land capacity analysis, and public facilities and level of service capacity analyses. These analyses and forecasts are based on numerous assumptions about growth rates and distribution, land availability, market factors and others. In order to monitor the plan performance and provide accurate information, the county and cities have initiated a monitoring program to allow plan review and, if necessary, plan amendments to allow for a timely response to differences between actual growth rates and plan assumptions.

Amendments to the plan can be initiated by the county/city or requested by individual applicants. The county together with the cities will evaluate comprehensive plans and the adequacy of land supply for a twenty-year supply on a range of land uses every five years. The process for reviewing plan amendments will follow the process used for the preparation of comprehensive plans. Comprehensive plan amendments will not occur more than once each year, except as otherwise provided in the GMA. As part of the docketing process, proposed amendments will be considered concurrently so that the cumulative effect of various proposals can be identified.

1.9 DESCRIPTION OF THE COUNTY PLANNING AREA

Douglas County is located close to the geographical center of Washington state. It lies on the northern edge of the Columbia Basin in the shelter of the Cascade Mountains to its west. It is bordered on the north and west by the Columbia River and on the east by the Grand Coulee Equalization Reservoir (Banks Lake) and Sun Lakes. Roughly oval in shape, it is about 70 miles long and 40 miles wide encompassing 1,831 square miles with its main axis lying in a northeasterly direction.

Commented [CB6]: County-Please ensure planning area metrics are up to date - or let us know if you'd like us to look into anything

Douglas County's topography ranges from lowland areas along the Columbia River corridor to a high point on Badger Mountain with an approximate elevation of 4100 feet, but it is, for the most part, a mildly rolling plateau. Besides being surrounded by water, the County has several streams and lakes that provide a range of recreational opportunities.

The climate of Douglas County is influenced by elevation, topography, distance and direction from the ocean, prevailing westerly winds and the position and intensity of the high and low pressure centers in the western Pacific Ocean. Temperature ranges can vary noticeably between the lowland river corridor areas and the plateau, but they generally average between 25 degrees in January, to 85 degrees in the summer months. Average annual precipitation ranges from 8 to 12 inches, with the heaviest precipitation occurring during the winter months.

Douglas County is on the western edge of the extensive Columbia Plateau formed by the extrusion of lava throughout much of Eastern Washington during the Eocene, Miocene and Pliocene epochs. The region was warped into the form of broad basins, some of which were formed by locally steeper folding and by faulting. During the Pleistocene or glacial epoch, the sub-basins accumulated deposits of clay, silt, sand and gravel. Some of the deposits left by the glaciers are more conspicuous. The gigantic blocks of basalt called haystack rocks (some of which are larger than a good sized house) were transported by glaciers and dropped in an area known as a terminal moraine, which marks the end of the glaciers' southward journey.

There are two major drainage basins that handle the surface water runoff for the County, both of which deposit directly into the Columbia River. The Foster Creek drainage basin covers the northern portion of the County and outlets near Chief Joseph Dam at Bridgeport. The Moses Coulee drainage is much larger and drains the majority of the County, with its mouth 7 miles south of Rock Island.

Douglas County has six incorporated communities including the Town of Coulee Dam, which is located in three separate counties with a portion in Douglas County, Grant County and Okanogan County. The lowland areas of the County contain three of the incorporated communities, Bridgeport on the northwest border and East Wenatchee and Rock Island to the southwest. Mansfield and Waterville, the county seat, are the two oldest communities in the County and are situated on the plateau. In addition to these incorporated cities and towns, there are concentrations of population in historical settlement areas. Withrow and Douglas are communities located on the plateau, the Orondo area is somewhat north of East Wenatchee along the Columbia River, and Palisades is a settlement area located approximately 10 miles northeast of SR 28 in the Moses Coulee area.

The predominant land use in Douglas County is agriculture, in the form of dryland grain crops (including some in [the Conservation Reserve Program \[CRP\]](#)), rangeland livestock grazing and irrigated orchard farming. Irrigated agriculture activities are located in the Moses Coulee area, and along the Columbia River corridor. Dryland wheat, other grain crops, and livestock production are primarily located on the plateau area.

Recreational developments are generally occurring along the Columbia River corridor from Trinidad in the south to Bridgeport in the north and in the Badger Mountain Area. Recreational activities include a host of differing passive and active uses ranging from recreational subdivisions, to improved park developments, boating opportunities, racing, camping hiking, water skiing, and golf. The diversification of uses contributes to the county's tourist industry further diversifying the County's economic base. However, as there is increasing pressure for this type of development, the incidence of agricultural and residential/recreational uses conflicting with each other also increases. As a result, it generally becomes more difficult for the agricultural use to continue, and pressures are placed on the agricultural base to convert to other uses, particularly the orchards along the Columbia River. It will be important to the future of Douglas County's economic base to find a feasible way to maintain and enhance both industries without degrading one in the name of promoting the other.

1.10 TRANSPORTATION SYSTEM

In Douglas County the transportation, system consists primarily of a network of roads serving a diverse range of uses. The system is integrated with the Federal and State road system that serves all of the different areas of the County. The roads that are part of the County system are divided into two geographical areas: urban and rural. A road within the urban area is further classified into one of four functional categories: principle arterial, minor arterial, collectors and local access. In the rural areas, there are three functional categories: major collector, minor collector and local access.

In general, an arterial is designed to serve a larger regional [corridor](#) and is characterized by higher speeds and larger volumes of traffic. Typically, access to arterials is limited to collector roads; driveways and local access roads connecting into an arterial are primarily discouraged, primarily to not impede the higher speeds or create safety problems associated with turning movements. A collector road usually serves as a connection to an arterial street for an entire neighborhood, with lower speeds and volumes than an arterial. Access to a collector is usually through a local access road and again, driveways are discouraged. The local access roads are designed to serve individual lots and are characterized by very low speeds and volumes. These roads are intended to be the primary access for driveways and individual lots, serving as the link between land uses and the collector/arterial systems.

Table 1 represents road miles for various rural and urban roads in Douglas County.

Commented [CB7]: County - Please ensure that the transportation system metrics are up to date.

Table 1: Douglas County Transportation System

Commented [JJ8]: Consider updating with transportation data collected by Transpo.

Rural Area		Urban Area	
Major Collector	176.1 miles	Principle Arterial	5.75 miles
Minor Collector	226.89 miles	Minor Arterial	12.24 miles
Local Access	1165.98 miles	Collector	22.33 miles
		Local Access	52.97 miles
Total (RA)*	1568.96	Total (UA)*	99.04

* Total miles of roads in Douglas County = 1668 miles

Source: Douglas County Transportation and Land Services Department

In addition to the road system in Douglas County, there is a developing trail system in the East Wenatchee Area, which provides an alternative mode of transportation, especially within the larger Wenatchee Valley area.

There are three general aviation airport facilities providing passenger and freight transportation in the County. Pangborn Memorial Airport in the Greater East Wenatchee Area is the primary regional airport for Douglas County and Chelan County. The airports in Waterville and Mansfield are primarily used for agricultural operations, freight, and small airplane use.

The Burlington Northern Santa Fe Railroad's rail line runs through the southern portion of Douglas County, however, there is no direct rail service out of Douglas County. The primary rail yard is in Wenatchee with lesser rail service in smaller communities throughout Chelan County. Historically, the Mansfield spur, a part of the Burlington Northern Santa Fe Railroad, provided service to the plateau areas of Douglas County prior to 1978. The spur line was located in the southern portion of the County through the Palisades and Douglas Creek area. The rail line terminated in the Town of Mansfield.

DOUGLAS COUNTY COUNTYWIDE COMPREHENSIVE PLAN

Amendments Adopted

September 28, 2021	Ordinance No. TLS 21-06-07B Ordinance No. TLS 21-21-56B
March 1, 2021	Ordinance No. TLS 21-06-07B
March 3, 2020	Ordinance No. TLS 20-01-10B
February 5, 2019	Ordinance No. TLS 19-06-11B
January 22, 2019	Ordinance No. TLS 19-01-01B Ordinance No. TLS 19-02-01C
June 6, 2017	Ordinance No. TLS 17-06-18B
March 25, 2015	Ordinance No. TLS 15-02-08B
February 28, 2012	Ordinance No. TLS 12-04-07B Ordinance No. TLS 12-06-08C
February 8, 2011	Ordinance No. TLS 11-02-02C

CHAPTER 2

THE VISION OF DOUGLAS COUNTY

CHAPTER 2 THE VISION OF DOUGLAS COUNTY

2.1 History of the Comprehensive Plan

It is challenging to form a vision that is clear, stands for the views of most people in the community, and is effectively reflected through the comprehensive plan. Visions also change with time as the values and views of the County residents change. Visioning is a dynamic process, like so many processes in planning. The State required comprehensive plan periodic update process includes revisiting the plan to ensure it reflects contemporary ideas about the future, current development trends, and new or changing community ideals.

The County developed the existing Community Vision in 1995 for the Rural Volume of the Douglas County Comprehensive Plan. This vision was re-evaluated in 2002, and changes and additions were made to assure it continued to be relevant. The initial vision was created with active citizen participation. The County was divided into four geographic areas called Planning Units, each with citizen advisory committees, to assure implementation of the citizen participation requirements of the Washington State Growth Management Act.

Planning Unit #4, originally created to deal with the east portion of the County where there are no incorporated communities other than a small portion of the Town of Coulee Dam, became the Rural Lands Committee. This Committee considered rural issues in general. The Committee after many long hours came to a consensus of the foundation statement of the rural Community Vision recommending there be a balance between "preserving the agricultural economy of the County and allowing for growth and development in the rural areas, primarily through innovative, progressive implementation techniques such as promoting cluster development which incorporates buffering."

Citizens were again asked for their opinions and ideas about growth and development in the spring of 2002. A flyer was sent to 3,900 households announcing the Listening Posts conducted in three rural areas of County and at the Wenatchee Valley Mall to provide opportunities for citizens to indicate their ideas and opinions for future growth and development. An informal survey, "Picture the Future!", was featured at the Listening Posts and made available at County and City Planning Offices. This information, with an emphasis on rural viewpoints, assisted County Commissioners and the Regional Planning Commission prepare the following draft update to the Community Vision in the 1995 The County Comprehensive Plan, Rural Volume.

The last Comprehensive Plan update was completed in 2021. Similar to previous comprehensive plan updates, the public was convened to provide input into the vision and the shape of the plan during the update process.

2.2 Current Comprehensive Plan

As part of the 2026-2046 Comprehensive Plan update process, a Public Participation Plan was prepared describing the variety of methods, both those employed to date and to occur during the update process, to encourage and solicit public and stakeholder engagement. The first round of public meetings/open houses were held on November 14, 2024, in the communities of Bridgeport and Mansfield to introduce the Comprehensive Plan update and gather input from elected officials and the public.

Commented [JJ1]: The 2021 plan doesn't provide many details on the public outreach and approach. It would be good to dig up any documentation that could support a new paragraph here describing how the public was engaged to inform that update process.

We will add this text summarizing the community involvement after conclusion of all public participation activities and collaborations with the Cities.

2.3 A Vision for Douglas County

Douglas County is a hub for diverse and innovative economic opportunity while being a safe, community-oriented place that embraces its rural and agricultural heritage. The County works in partnership with its residents, business, and other local agencies to facilitate sustainable growth while maintaining our agricultural heritage, preserving our open space, protecting and enhancing the natural environment, and ensuring safe and healthy communities where families and businesses can thrive.

2.4 Core Values and Principles

The County will strive for alignment with the core values and principles described below as it makes decisions that impact the community.

Economic Innovation and Diversity

The County endeavors to create a strong and independent economic base that is able to withstand marketplace changes that affect the community. The County will work in cooperation with surrounding local, regional, and statewide entities to promote economic health, while minimizing reliance on outside entities. The County will work to achieve the following goals.

- Strive to be on the front line of emerging economic development, encouraging new and innovative employment opportunities.
- Support emerging agricultural, commercial, and industrial industries for a diverse range of employment opportunities.
- Support commercial and residential development opportunities as they emerge, including equitable housing opportunities.
- Encourage and promote sustainable growth while respecting the unique growth timelines for rural areas.
- Prioritize quality employment with the goal that the median income in the County will be adequate for first time home ownership and upward mobility.
- Encourage the development of central hubs, such as Wenatchi Landing, to bring people together supporting and developing catalysts for organic growth.
- Provide adequate infrastructure development throughout the County.
- Work in a cooperative manner with local developers and partners as opportunities arise.
- Endeavor to balance preservation of the agricultural economy while allowing for growth and development in the rural areas.
- Preserve farmland and agricultural activities by allowing agricultural related activities on premises including fruit stands, wineries, and agricultural related support services.
- Acknowledge and respect private property rights by creating flexible development regulations to appropriately encourage growth.
- Preserve the rural character of the County while allowing smaller housing developments and utilizing marginal lands using cluster lot developments where practicable.
- Promote clean industry development in rural areas that is compatible with and diversifies the economic base in these areas.
- Support the development of agricultural tourism.

Support and Enhance Community Values

The County recognizes the importance of supporting and encouraging a safe place for the community to live and thrive. To do so, the County will strive to achieve the following goals.

- Support community and family values
- Create recreational opportunities for all ages to enjoy including a children's museum and public parks with larger play areas and universally accessible areas
- Provide a safe place to raise children
- Create places with natural beauty
- Expand recreational activities in general
- Provide housing that is available for all income levels

Preserve Open Space and Rural Character

The County recognizes the importance of how open space and recreational opportunities enhance the lives of the community. This includes recognizing the value of honoring the rich agricultural heritage and rural qualities which make the County a unique place of pride for all citizens. The County will work to achieve the following goals.

- Encourage protection and maintenance of open spaces and the rural quality of the county through implementation of land use and building codes.
- Seek opportunities to enhance and expand access to recreational activities throughout the county.
- Acknowledge the importance of wildlife habitat preservation and protection while taking into consideration people's livelihood and future economic development.

Enhance Public Safety

The County will support and enhance safety and security throughout the County equitably ensuring the safety of all citizens to achieve the following goals.

- Achieve and maintain a low crime rate.
- Continue to develop and maintain a safe community.
- Respect our law enforcement and public safety departments.

Maintain a Small Efficient Government

The County prioritizes responsible fiscal planning for an efficient and effective government. The County supports using innovative funding opportunities with a strong return on investment with the following goals.

- Seek funding that supports growth opportunities and innovation.
- Support the current 80% of land in private ownership to protect the transaction rather than taking part in the transaction which drives the cost of property by using tax dollars to the extent practicable.
- Promote practical economic generators to provide funds for capital and maintenance spending throughout the county.
- Responsibly serve the citizens of the County, including keeping within development budgets and supporting or improving upon current levels of service.

2.1 Introduction

A comprehensive plan is all about drawing a picture of how the community should develop and appear in the future, the vision. Usually, visions consist of values and ideas developed by the citizens who live in the community. The community vision is the foundation statement of the comprehensive plan. It expresses community aspirations and can inspire community action, guide future investment decisions, serve as a barometer for assessing progress over time and provide a way to keep focused on long term goals while addressing present day issues, problems and opportunities.

It is challenging to form a vision that is clear, represents the views of most of the people in the community and can effectively be carried out through the comprehensive plan. Visions also change with time as the values and views of the County residents change. It is a process, like so many in planning. Visions for comprehensive plans must be revisited at regular intervals to be sure they reflect contemporary ideas about the future, current realities and new or changing community ideals.

Over ten years ago a Community Vision was developed for the Rural Volume of the Douglas County Comprehensive Plan. This vision was evaluated in 2002 and some changes and additions made to assure it continues to be relevant. The initial vision was created with active citizen participation. The County was divided into four geographic areas called Planning Units, each with citizen advisory committees, to assure implementation of the citizen participation requirements of the Washington State Growth Management Act.

Planning Unit #4, originally created to deal with the east portion of the County where there are no incorporated communities other than a small portion of the Town of Coulee Dam, became the Rural Lands Committee. This Committee considered rural issues in general. The Committee after many long hours came to a consensus of the foundation statement of the rural Community Vision recommending there be a balance between "preserving the agricultural economy of the County and allowing for growth and development in the rural areas, primarily through innovative, progressive implementation techniques such as promoting cluster development which incorporates buffering."

Citizens were again asked for their opinions and ideas about growth and development in the spring of 2002. A flyer was sent to 3,900 households announcing the Listening Posts conducted in three rural areas of County and at the Wenatchee Valley Mall to provide opportunities for citizens to indicate their ideas and opinions for future growth and development. An informal survey, *Picture The Future!* was featured at the Listening Posts and made available at County and City Planning Offices. This information, with an emphasis on rural viewpoints, assisted County Commissioners and the Regional Planning Commission prepare the following

~~draft update to the Community Vision in the 1995 Douglas County Comprehensive Plan, Rural Volume.~~

~~2.2 The Vision~~

~~You will see:~~

- ~~■ There is a balance between preserving the agricultural economy of the County and allowing for growth and development in the rural areas primarily through innovative, progressive implementation techniques such as promoting cluster development which incorporates buffering~~
- ~~■ Farmland and agricultural activities are preserved by allowing agricultural related activities on premises including, for example: fruit stands, wineries and agricultural related support services.~~
- ~~■ Countywide guidelines are created and in place which acknowledge and respect private property rights.~~
- ~~■ Rural character is preserved while enhancing economics by allowing smaller housing developments utilizing marginal lands through the use of cluster lot developments.~~
- ~~■ Clean industry is promoted in rural areas that is compatible with and diversifies the economic base.~~
- ~~■ Agricultural tourism is encouraged to locate in appropriate river corridors and agricultural lands by: support of infrastructure development, flexible development regulations and addressing transportation concerns.~~
- ~~■ Housing is available for all income levels.~~
- ~~■ There is equity in the provision of public infrastructure and services, particularly transportation and law enforcement, in rural areas of the county.~~
- ~~■ Wildlife habitat is promoted while taking into consideration people's livelihood and future economic development.~~

~~The County also recognizes the following needs are essential to support the rural vision:~~

- ~~■ Sustainable growth is a necessary component—rural lands need freedom to grow on own scale.~~
- ~~■ Public priorities need viable economic generators to provide funds for capital and maintenance spending for recreation and shoreline activities.~~
- ~~■ Different areas have different needs for type and rate of development.~~
- ~~■ A major part of quality of life is the need for access to employment opportunities.~~

~~The complete community vision evaluation report, Picture the Future! (July 2002), is incorporated by this reference.~~

DOUGLAS COUNTY COUNTYWIDE COMPREHENSIVE PLAN

Amendments Adopted

September 28, 2021	Ordinance No. TLS 21-06-07B Ordinance No. TLS 21-21-56B
March 1, 2021	Ordinance No. TLS 21-06-07B
March 3, 2020	Ordinance No. TLS 20-01-10B
February 5, 2019	Ordinance No. TLS 19-06-11B
January 22, 2019	Ordinance No. TLS 19-01-01B Ordinance No. TLS 19-02-01C
June 6, 2017	Ordinance No. TLS 17-06-18B
March 25, 2015	Ordinance No. TLS 15-02-08B
February 28, 2012	Ordinance No. TLS 12-04-07B Ordinance No. TLS 12-06-08C
February 8, 2011	Ordinance No. TLS 11-02-02C

CHAPTER 4

RURAL LANDS ELEMENT

CHAPTER 4 RURAL LAND USE ELEMENT

4.1 RURAL LAND USE

The rural land use element guides the future use and development of the rural areas of Douglas County. Rural areas are considered the unincorporated areas outside of the urban growth areas and not designated as resource lands. Rural development activities are comprised of small unincorporated rural communities, farms, rangeland, forested areas, isolated rural commercial and industrial development and regionally important recreation areas that have limited services and very low rural densities. The rural element seeks to protect the rural character of the County by reducing the inappropriate conversion of undeveloped land into sprawling, low-density development and assuring the protection of the natural environment, historic properties and rural lifestyles. The ways in which rural character will be accommodated include encouraging cluster developments, revitalization of the existing rural service centers, master planned resorts and other low impact development that minimizes impacts to resources valued by the community.

Rural character is defined by the following aspects:

- An economy and lifestyle supported by agricultural activities, natural resource industries, agritourism, and services that serve the needs of residents and tourists;
- A land use pattern protected from conversion into uses that require extension of urban level services; and
- A visual character enhanced by the natural landscape, native vegetation, wildlife habitat, and large areas of open space.

The protection of historical, scenic, cultural, and agricultural resources is essential to preserving the rural character of Douglas County. Encouraging historical and agricultural tourism supports the rural character by promoting economic activity directly tied to the County's traditional land uses and rural identity. Examples of historical and agricultural tourism in Douglas County include:

- U-pick orchards and pumpkin patches;
- Wine tasting;
- Farm stays;
- Guest ranches;
- Outdoor recreation activities and tours; and
- Museums and cultural exhibits;

The rural element should provide for a variety of rural densities, uses, essential public facilities and rural governmental services needed to serve existing and projected rural populations. Rural development may include infill development or redevelopment of existing commercial, industrial, residential, or mixed-use areas, that may be characterized as shoreline development, villages, or rural service centers. To achieve a variety of rural densities and uses, counties may provide for clustering, density transfer, design guidelines, conservation easements, and other innovative techniques that will accommodate appropriate rural densities and uses that are not characterized by urban growth.

Formatted: Bulleted + Level: 1 + Aligned at: 1" +
Indent at: 1.25"

Commented [JJ1]: County: This is a list that we came up with; feel free to modify as you see fit.

Formatted: Bulleted + Level: 1 + Aligned at: 1" +
Indent at: 1.25"

This chapter is broken down into four sections and includes goals and policies for designated rural areas, rural service centers, rural development and master planned resorts.

4.1.1 Rural Lands Goals and Policies

GOAL: Provide a balance between maintaining the existing, traditional pattern of uses in the rural areas of Douglas County, including agricultural activities, while still providing opportunities for future, compatible development.

Policies:

- R-1. Rural areas are those areas not designated for urban growth, agriculture, forest, or mineral resources. However, agricultural activities, farming/ranching, forestry, mineral and other similar activities are inherent within this designation.
- R-2. Continue to provide for the projected rural population growth through master planned resorts (MPRs), planned unit developments (PUDs), family farm divisions, limited land segregation, lot size reductions for existing dwellings, Ag-to-Ag Transfers, rural clustering and rural service centers.
- R-3. Establish land use designations that represent rural character, ~~and that~~ protect the integrity of rural ~~areas~~ areas, and encourage multi-use development in rural service areas.

- R-4. Concentrations of development will be encouraged in designated Master Planned Resorts (MPRs), fully contained communities, cluster developments and/or in designated rural service centers.
- R-5. Encourage a diverse choice of housing types for all economic levels.
- R-6. Encourage development in rural areas to be served by rural levels of service.
- R-7. Douglas County shall prohibit urban level service extensions, including sewer lines, into rural areas except:
- a. To remedy groundwater contamination problems to correct health hazards;
 - b. When an existing formal binding agreement to serve and approved development is in place; or
 - c. For public facilities and utilities required to serve a school sited in a rural area.
- ~~R-8.~~ -All plats, short plats, development permits and building permits issued for development activities within five hundred feet of lands designated agriculture and/or mineral resource lands must contain a notice that the subject property is adjacent to, designated resource land on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration.
- R-9 Resource-dependent tourism and recreation-oriented uses such as commercial horse stables, guide services, group camps, and golf courses will be allowed on a conditional use basis in rural areas provided they do not adversely impact adjoining rural areas.
- R-10 Non-resource-dependent tourism-related uses, such as motels and restaurants serving rural areas, should be located within commercial zones.
- ~~R-108.~~ Establish in consultation with cities, siting criteria in rural areas for locating major industrial developments that require a parcel of land so large that no suitable parcels are available within urban growth areas or are identified as natural resource based industry. Siting criteria should be consistent with RCW 36.70A.365.
- ~~R-119.~~ Rural lands adjacent to urban growth areas already characterized by urban growth, which would have access to a full range of urban governmental services, should be considered as rural transitional areas for future urban growth.
- R-12 Douglas County shall continue coordinated long-range planning to identify the best strategies for preserving and enhancing historic and archaeological resources.
- R-13 Douglas County shall work with Tribal governments to protect cultural resources in support of enduring Tribal traditions.
- R-14 Douglas County shall carry out the requirements of the 1966 National Historic Preservation Act's (NHPA) historic preservation ordinance.
- R-15 Douglas County shall meet its historic and archaeological management obligations under Federal, State, Tribal, and local regulations in an efficient and efficient

Formatted: Numbered + Level: 1 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 1.75" + Indent at: 2"

manner.

R-16 Douglas County shall allow production, sales, and marketing of farm and related products throughout agricultural lands.

- a. Allow direct farm marketing, U-pick orchards, wineries, nursery sales, and accessory uses;
- b. Encourage farm-related uses including value-added products or products used for farming or farm tourism;
- c. Support efforts of local farms to subsidize income sources year-round with agricultural-related activities that are consistent with the agricultural and rural character of the area.

R-17 Provide programs, policies, and other regulations to support local agricultural activities

- a. Give high priority to agriculture in land acquisition programs.
- b. Support agencies and organizations that play a central role in agricultural conservation.
- c. Preserve high-quality agricultural soils for future farming.

Formatted: Indent: Left: 0", First line: 0"

Formatted: Font color: Custom Color(RGB(35,31,32))

Formatted: Indent: Left: 0", First line: 0"

4.2 RURAL SERVICE CENTERS

Rural service centers are those areas where historic, unincorporated communities or older, recreationally-oriented subdivisions are characterized by compact rural type densities and may offer some urban services such as roads, community water systems, and limited commercial uses. They are generally small, compact, isolated rural community centers that primarily exist to provide housing, and convenience goods and services to residents in and around the area. It is intended that these areas continue to be a mixture of land uses, particularly residential and limited neighborhood businesses and services. These areas will also be accommodating needed agriculturally related commercial, cottage industries, tourist related uses, recreation and/or light industrial uses. The unincorporated areas to which this designation applies include the Downing Townsite, Rocky Butte Townsite, Douglas, Farmer, Orondo, Palisades, Withrow, and Lake Entiat Estates.

Rural service centers are allowed under the Growth Management Act (RCW 36.70A.070(5)(d)) under Limited Areas of More Intense Rural Development (LAMIRD) criteria. The LAMIRD criteria allow the establishment of rural centers based on the built environment as existed on July 1, 1990 and the establishment of a logical outer boundary of those built uses. LAMIRDs may be served by public facilities and services that are appropriate and necessary for the amount of development contained within their boundaries. LAMIRDs fall in the following two categories:

- Type 1 LAMIRDs are isolated areas of existing more intense development. Within these areas, rural development consists of infill, development, or redevelopment of existing areas. These areas may include a variety of uses including commercial, industrial, residential, or mixed-use areas. These may be also characterized as shoreline development, villages, hamlets, rural activity centers, or crossroads developments.
- Type 2 LAMIRDs are isolated areas for small-scale recreational uses. These uses

Formatted: Bulleted + Level: 1 + Aligned at: 1" + Indent at: 1.25"

include small scale tourist or recreation uses and rely on a rural location and setting and need not be principally designed to serve the existing and projected rural population. Douglas County is not required to designate Type 2 LAMIRDs on the future land use map and may allow them as a conditional use.

A planned unit development (PUD) is a flexible land use designation that allows for coordinated planning and development of a site as a unified project within a rural service center. PUDs provide opportunities for Douglas County to promote compatible higher-density residential opportunities (e.g., multi-family housing such as townhomes, duplexes, and backyard cottages); and affordable housing within designated rural areas while preserving open spaces, natural and recreation areas, and protecting surrounding agricultural and resource land designations. All future PUDs that are developed by Douglas County shall be consistent with RCW 36.70A.070(5)(b). The establishment of any new rural center, PUD, or MRP must be consistent with the LAMIRD criteria of RCW 36.70A.070(5)(d).

4.2.1 *Rural Service Center Goals and Policies*

GOAL: Promote the continuation and enhancement of the existing rural service centers in order to preserve their multi-use function.

Policies:

- RSC-1. Encourage mixed land use patterns, such as PUDs, that currently exist within the rural service centers by clearly establishing what kinds of uses will be permitted and which will be prohibited.
- RSC-2. Provide incentives for development of a variety of housing types, including farm worker housing, and increased residential densities within the rural service centers, and encourage the refurbishing and updating of the existing structures.

Formatted: Indent: Left: 0"

Commented [JJ2]: County: LAMIRD-related policies are pulled from the code but not required updates per the Commerce checklist for this update cycle. These are suggested based on your request to integrate LAMIRD information into the Rural Element.

RSC-3 Provide for accessory dwelling units, senior housing, and group homes within rural service centers.

RSC-43. Small retail and/or service oriented commercial uses, tourist, agriculturally related commercial uses, recreation, cottage industry, and resource industries will be encouraged within the rural service centers to serve the surrounding residents and the traveling public. These services shall:

- a. Support the daily needs of rural residents and tourists;
- b. Not require an increase in the level of service or extend the need for urban levels of service; and
- c. Be compatible with the functional and visual character of the rural area.

RSC-54. -Encourage agriculturally related commercial and/or industrial uses to locate in established rural service centers through the implementation of PUDs.

RSC-6 Douglas County will maintain rural business zoning and development standards that allow community facilities for the surrounding rural population and facilitate small-scale retail and service uses at appropriate locations within rural residential areas to minimize impacts to surrounding resource lands and critical areas.

RSC-7 Maintain LAMIRDs at low residential densities that can be sustained by minimal infrastructure improvements, minimize environmental degradation, and that will not cumulatively create the future necessity or expectation of urban levels of service.

RSC-8 Allow infill and redevelopment within LAMIRD boundaries consistent with the character of the existing LAMIRD in terms of building size, scale, use, and intensity and that does not increase the need for urban level public facilities and utilities.

RSC-9 Boundaries of future LAMIRDs will be shown on the Future Land Use Map. The boundaries shall generally follow parcel lines, and include parcels which meet the following criteria:

- a. The area does not contain extensive critical areas; and
- b. The area is developed with a commercial use which was in existence on or before July 1, 1990; or
- c. The area is zoned as neighborhood commercial (C-N) and is a cohesive part of the existing commercial settlement pattern; or
- d. The remaining area constitutes infill, as it is located between and adjacent to two larger areas meeting criteria (b) or (c) above, or is along the boundary edge and its exclusion would create an irregular boundary.

Formatted: Numbered + Level: 1 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 1.5" + Indent at: 1.75"

Formatted: Numbered + Level: 1 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 1.5" + Indent at: 1.75"

Formatted: Indent: Left: 0", First line: 0"

4.3 RURAL DEVELOPMENT

Measures governing rural development are dependent on a number of factors including the type of rural development activity and the intensity of rural development anticipated. Conditions for rural development include provisions that protect the rural character and visual compatibility with the surrounding rural areas; reducing the inappropriate conversion of rural lands to sprawling low-density development; protecting against conflicts with designated agricultural, forest and mineral resource lands; and protecting critical areas. It is the intent of this comprehensive plan to balance resource uses, the natural environment and rural development opportunities. Rural land use designations include Rural Recreation, Rural Resource 2, Rural Resource 5, and Rural Resource 20.

Formatted: Indent: Left: 0"

4.3.1 Rural Development Goals and Policies

GOAL: Provide opportunities for continued smaller scale developments outside UGAs that will be compatible with and continue to preserve, maintain and enhance the vital agricultural uses in the County.

Policies:

- RD-1. Designated rural areas will be utilized to reduce the inappropriate conversion of agricultural lands, prevent sprawling low-density development and assure that rural development is compatible with surrounding rural and agricultural areas. A variety of innovative techniques may be utilized including clustering, density transfer, design guidelines and conservation easements to protect rural character.
- RD-2. Rural scale developments of very low density for residential purposes may be allowed on rural lands, subject to development criteria and open space requirements to protect rural values and buffer adjacent resource use/critical areas.

Whenever feasible, rural developments will be encouraged to utilize community systems for domestic water and sewage disposal in order to reduce environmental impacts and to more efficiently and cost effectively provide these needed services.

RD-3 Rural scale developments must be consistent with state law regarding available water resources and instream flow regulations. Project proponents will determine if water connection is available prior to drilling a new well for potable water for rural development projects located within the service area of an existing public water system.

- RD-~~43~~. Development and recreational opportunities in rural shoreline and other rural areas shall minimize potential adverse impacts to water quality, slope stability, vegetation, wildlife and aquatic life.

- RD-~~54~~. Rural developments will not impact existing public facilities/services to the extent that the level of service for that facility is reduced below the adopted threshold and/or an acceptable operation capacity.
- RD-~~65~~. The costs associated with implementing a rural development and providing the necessary utilities, facilities and/or services will be borne by the developer.
- RD-~~76~~. Rural developments should consider and comply with the spirit, intent and requirements of all the chapters and sections of this comprehensive plan, including but not limited to, the Resource Lands Element and Resource and Critical Areas Conservation Element.
- RD-~~87~~. Buffers for clustering or other development activities may be required between the rural development and the resource activity or any critical areas when clustering development. Buffers will be provided by the development, as opposed to being on the resource lands or critical areas of adjacent property ownerships unless specifically approved through the development process.
- RD-~~98~~. Where there is a requirement to maintain a certain percentage of a development in open space/critical areas, that activity may remain in the ownership of the developer/property owner, or it may be transferred to other organizations, provided the land will remain or be utilized in accordance with the development plan.
- RD-~~109~~. Divisions of land that create parcels twenty acres or greater in size should be exempt from the plat review process.
- RD-1~~10~~. Clustering of residential development will be allowed in areas designated rural, with the exception of areas designated as limited areas of more intense rural development. Clustering allows the portion of an area that is most conducive to development while providing the opportunity to protect resource operations, rural character and critical areas consistent with the provisions of the Growth Management Act and the goals and policies of the comprehensive plan. Rural cluster developments shall be consistent with policies A-1~~52~~ through A-1~~74~~, in the Resource Lands Element.
- RD-12 The number, location, and configuration of clustered lots will constitute compact rural development rather than urban growth. Performance standards shall include the following:
- a. Preservation of a substantial percentage of total site area in open space to be held in single ownership and in a separate tract;
 - b. Provision of a density incentive which is tied to the preservation of open space;
 - c. Connection of open space tracts with open space tracts on adjacent properties;
 - d. Density at no greater than the underlying zoning density together with a modest density bonus as an incentive for use of the clustering technique;
 - e. Division of the development into physically separated clusters with a limitation on the maximum number of lots per cluster;
 - f. Allowance of open space uses consistent with the character of the rural area;
 - g. Physical separation between clusters consisting of a buffer of wind resistant vegetation;

h. Design that configures residential lots to the greatest extent possible to maintain rural character by maximizing visibility of open space tract and minimizing visibility of clusters from adjoining roads (collector and arterial) or state and federal highways through the placement of lots in the interior of the site and through vegetation buffers and placing buildings and lots in a manner which does not interfere with the visual character of the rural landscape.

Formatted: Numbered + Level: 1 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 1.5" + Indent at: 1.75"

Formatted: Font color: Custom Color(RGB(35,31,32))

Formatted: Indent: Left: 0", First line: 0"

4.3.2 Implementation

Land classified as rural will be considered in context of the overall comprehensive plan and many other factors such as the availability of some existing public facilities/services, such as roads, fire service, schools, accessibility, critical areas and natural features.

Rural Recreation -- The purpose of this designation is to provide the opportunity for the development, redevelopment, and infill of existing intensely developed rural recreational areas for residential, recreation, and tourist development consistent with the rural character in the vicinity. Uses may include intensification of existing residential development or new development of small scale recreational or tourist uses, provided uses rely on a rural location and setting and do not encourage urban type development or services.

- a) Areas are clearly identifiable as existing intensely developed rural recreational development where a logical boundary can be delineated and set by the built environment;

- b) Boundaries do not permit or encourage a new pattern of sprawling low density or urban type development; and/or
- c) The predominate parcel size is generally less than one acre in size.

Rural Resource 2 – 1 unit per 2 acres -- The purpose of this designation is to recognize existing areas that are transitioning, at varying rates, from rural to urban, have existing water service, and are appropriate for areas of increasing density. . Clustering or other innovative techniques for residential lots are encouraged.

- a) Areas are located in close proximity to an urban area, but are either beyond the present availability of a full range of urban services or are not yet urban in character; and/or
- b) Existing densities are generally less than one acre to less than five acres in size.

Rural Resource 5 – 1 unit per 5 acres -- The purpose of this designation is to provide an area for a variety of rural lifestyles, hobby farms, densities and open space, while protecting the rural and resource characteristics in the vicinity. This designation provides opportunities for compatible rural land uses, is sensitive to the site's physical characteristics and may serve as an urban transition area adjacent to urban growth boundaries. Clustering or other innovative techniques for residential lots are allowed if the density does not encourage urban levels of service and provides significant open space and protection of resource lands and critical areas.

- a) Areas may be located adjacent to urban growth areas or existing development of higher densities and where appropriate, may serve as a transition and buffer area between commercial agricultural areas and other land uses;
- b) May be located where there currently is a range of rural densities or land parcel sizes generally less than twenty acres in size, including along the Columbia River; and/or
- c) In areas that have adequate rural levels of services available such as roads, schools, and fire protection.

Rural Resource 20 – 1 unit per 20 acres -- The purpose of this designation is to encourage and maintain the county's rural character. This designation may have rangeland use and buffers resource areas from incompatible activities. Clustering or other innovative techniques are encouraged, provided significant areas are retained in open space for grazing, deer migration corridors, critical habitat areas and/or other similar uses.

- a) Areas are generally located adjacent to designated agricultural lands;
- b) Areas may have grazing land characteristics or have sensitive critical area/environmental issues;
- c) Land parcels are at least twenty acres or greater in size and are often several hundred acres in size;
- d) They may be located in remote areas and/or areas with limited opportunities for development; and/or
- e) Areas are often located outside of fire service areas, have minimal improved road access or have other site constraints.

Rural Essential Public Facilities -- The purpose of this designation is intended to accommodate essential public facilities that typically require a non-urban location with

significant land area, such as the Greater Wenatchee Regional Landfill and Recycling Center and hydroelectric facilities. These kinds of public and quasi-public uses lend themselves to a separate land use designation. Development and performance standards ensure compatibility with and protection to surrounding properties and mitigate the impacts of traffic congestion, noise, glare, vibration, odors, and airborne particulates. Facilities shall not create a need for the extension of urban governmental services, nor provide for the premature conversion of adjacent agricultural lands. Potential impacts to critical areas and archaeological and/or cultural sites must be considered and addressed.

- a. Served by the full range of services necessary to support the use;
- b. Located outside of an urban growth area, must be self-contained or with extended services in a manner that does not promote additional development or premature conversion of lands to other uses;
- c. State-mandated siting criteria incorporated where applicable;
- d. Not located on resource lands or critical areas if incompatible;
- e. Areas may be located adjacent to designated agricultural lands.

4.4 MASTER PLANNED RESORTS

Douglas County is unique in its diverse topographical and geologic formations and various microenvironments that make some of its rural areas well suited for the development of major recreational activities.. Based on the guidance provided in that section and on the unique characteristics of MPRs, and policies; implementation criteria was established to locate and approve MPRs.

4.4.1 Master Planned Resort Goals and Policies

GOAL: Provide opportunities for Master Planned Resorts (MPRs) that will allow a mixture of recreational, commercial, lodging and resort-residential land uses that are appropriate for the site.

Policies:

- MPR-1. Encourage MPRs, which do not conflict with existing adjacent land uses, and in those cases where conflicts may be created, ensure that appropriately planned buffers are provided.
- MPR-2. Provide a process that will encourage MPRs to be high quality developments that are shown to be beneficial to the overall economy of the area and Douglas County, as well as being environmentally sound and appropriate for the site.
- MPR-3. Plans developed for MPRs will be consistent with the other elements of this comprehensive plan, particularly the designated Resource Lands Element.
- MPR-4. MPRs will be separated physically and aesthetically from the nearest existing developed areas.
- MPR-5. New urban or suburban type land uses, including commercial activities, not associated with a MPR will be prohibited in the surrounding vicinity, except in areas otherwise designated for urban growth.

- MPR-6. When a MPR seeks to maintain a portion of resource use, it will be encouraged to locate on the least productive of the resource lands, and open space will be made part of that development in order to buffer and protect the adjacent resource use.
- MPR-7. MPRs will avoid, whenever possible, any critical areas or at a minimum will mitigate possible impacts to those critical areas, as directed in the Resource and Critical Areas Conservation element of this plan.
- MPR-8. Necessary infrastructure for the resort development will be provided by the proponent at the time of development, and will be consistent with the size of the development.
- MPR-9. Development plans will seek to blend the site development and architecture with the natural character and features of the land, including but not limited to topography, vegetation, geology, slope, soils, cultural heritage, etc. to keep the facility compatible with the surrounding area.
- MPR-10. Encourage site planning that emphasizes cluster developments with low impact site design that reflects the natural land characteristics wherever practical, and define these clusters with surrounding open space areas.
- MPR-11. Encourage the MPR to employ local citizens and provide affordable housing for its employees where appropriate for a given MPR site.
- MPR-12. The MPR will seek to internalize and provide needed facilities, services and utilities which avoid, where feasible, impacts on existing public systems such as transportation, water, sewer, power, etc.
- MPR-13. The MPR must have a primary focus on visitor accommodations, including short-term visitors and second homes, as opposed to full time residential subdivisions. Some short-term visitor accommodations will be included in the initial phases.
- MPR-14. Where the scale and location of the MPR makes it economically feasible, the MPR may also provide basic convenience goods and services to resort guests to reduce off-site traffic demands.
- MPR-15. All on-site and off-site infrastructure, utility and public service impacts will be appropriately mitigated. Capital facilities, utilities and services can be provided in phases to meet the needs of different development phases. To avoid over-sizing, it may be appropriate for these improvements to be designed by total loads rather than peak demands.
- MPR-16. It is incumbent upon the MPR to provide environmental and archaeological protection of the site.

- MPR-17. When feasible the MPR will emphasize internal transit-oriented site planning to provide resort guests with convenient linkages between recreational activity areas and housing/lodging facilities through such means as mini-shuttles, bike paths, hiking paths, equestrian trails that minimize an extensive, paved automobile circulation system.
- MPR-18. Community sewer, water, police and fire facilities may be provided on-site, but will be sized to meet only the needs of the development. Existing public service purveyors may provide services as long as costs related to service extensions and any capacity increases generated by the development are borne by the development. MPR sewer and water facilities will not serve intervening uses, except those specifically designated in the comprehensive plan.
- MPR-19. School facility, solid waste service, emergency medical service, storm drainage facility, parks and recreation and any other public service impacts will be addressed and appropriately mitigated by the MPR.
- MPR-20. Coordinate the transportation/circulation system, emergency services plan, signage and general access provisions to assure quick response in case of emergency.
- MPR-21 Allow the density of overnight lodging within MPRs to be greater than the surrounding area and ensure overnight lodging cannot be utilized as full-time residential units.

Formatted: Indent: Left: 0.75", Hanging: 0.88", Right: 1.08", Space Before: 0.05 pt, Line spacing: Multiple 1.08 li, Tab stops: 1.62", Left

DOUGLAS COUNTY COUNTYWIDE COMPREHENSIVE PLAN

Amendments Adopted

September 28, 2021	Ordinance No. TLS 21-06-07B Ordinance No. TLS 21-21-56B
March 1, 2021	Ordinance No. TLS 21-06-07B
March 3, 2020	Ordinance No. TLS 20-01-10B
February 5, 2019	Ordinance No. TLS 19-06-11B
January 22, 2019	Ordinance No. TLS 19-01-01B Ordinance No. TLS 19-02-01C
June 6, 2017	Ordinance No. TLS 17-06-18B
March 25, 2015	Ordinance No. TLS 15-02-08B
February 28, 2012	Ordinance No. TLS 12-04-07B Ordinance No. TLS 12-06-08C
February 8, 2011	Ordinance No. TLS 11-02-02C

CHAPTER 5

RESOURCE LANDS ELEMENT

CHAPTER 5 RESOURCE LANDS ELEMENT

5.1 RESOURCE LANDS

Natural resource lands include agriculture, forest and mineral lands of long-term commercial significance because of their growing capacity, productivity, and soil composition. Natural resource lands generally cannot be re-created if they are lost to development or if they are mismanaged. These lands also provide aesthetic, recreational, and environmental benefits to the public while contributing to the diverse character of the County.

Douglas County identified resource lands of long-term commercial significance using distinctive characteristics that includes soils, climatic conditions, geologic structure, location and other unique identifiers characteristic of the resource and as set forth in the Act. Agricultural and mineral resource lands of long-term commercial significance were located throughout the county. However, while some forest lands are located in Douglas County they do not meet the definition of forest lands of long-term commercial significance.

5.2 AGRICULTURAL RESOURCE LANDS

5.2.1 *Agricultural Lands*

Agriculture represents a significant economic segment in Douglas County. The diversity of the agricultural industry provides the County with a relatively stable economic base and contributes to the areas' cultural heritage and quality of life.

The goals and policies in this element recognize the importance of agricultural lands and activities to Douglas County. Existing and future agricultural activities are permanent land uses and provide significant economic benefit within the community. It is important to preserve and encourage these activities as viable operations and to protect them from the encroachment of incompatible uses, particularly through innovative development techniques.

5.2.2 *Designation of Agricultural Resource Lands*

Douglas County will conduct a comprehensive countywide analysis when designating agricultural resource lands. The designation of agricultural lands of long term commercial significance shall be based upon consistency with each of the following three factors, reviewed in the sequential order listed below:

- a. The land is not already characterized by urban growth based upon analysis consistent with WAC 165-196-310 (as amended on September 10February 8, 202544).
- b. The area is primarily devoted to the commercial production of agricultural products enumerated in RCW 36.70A.030(62). This factor shall evaluate whether lands are well suited to agricultural use based primarily on their physical and geographic characteristics including one or more of the following categories:
 1. Lands classified as having a total rangeland vegetation production of greater than or equal to 800 lbs of dry weight per acre.
 2. Land has been utilized for grazing in the commercial production of livestock within the last twenty years.

3. Land currently enrolled within an agriculture conservation program such as the ~~Conservation Reserve Program (CRP)~~ Conservation Reserve Enhancement Program (CREP).
 4. Lands generally used for the production of hard and soft fruit products, vegetables, or grain crops such as hay, grass, silage, etc., which are located within an irrigation district and currently receive irrigation water or land that receives irrigation water from a private irrigation system or groundwater well supply.
 5. Land that contains soil characteristics of irrigated or non-irrigated Class I, II, III and IV as classified and defined by the Natural Resources Conservation Service Land Capability Classification System.
 6. Land identified as lands of State-wide importance.
 7. The classification of prime and unique farmland soils as mapped by the Natural Resources Conservation Service.
- c. The land has long-term commercial significance for agricultural production as indicated by the following criteria. Agricultural lands of long-term commercial significance do not have to comply with all of these criteria, but the county must be satisfied that it has long term commercial significance.
1. The classification of prime and unique farmland soils as mapped by the Natural Resources Conservation Service.
 2. The availability of public facilities, including roads used in transporting agricultural products.
 3. Tax status, including whether lands are enrolled under the current use tax assessment under chapter 84.34 RCW and whether the optional public benefit rating system is used locally, and whether there is the ability to purchase or transfer land development rights.
 4. The availability of public services.
 5. Relationship or proximity to urban growth areas.
 6. Predominant parcel size.
 7. Land use settlement patterns and their compatibility with agricultural practices.
 8. Intensity of nearby land uses.
 9. History of land development permits issued nearby.
 10. Land values under alternative uses.
 11. Proximity to markets.

5.2.3 De-designation of Agricultural Resource Lands

Douglas County will conduct a comprehensive countywide analysis when de-designating agricultural resource lands. The following policies provide the criteria and process for removing land from designation as agricultural lands of long-term commercial significance.

1. Removal of properties from designation as agricultural lands of long-term commercial significance must be evaluated against the same criteria as for initial designation (see Section 5.2.2 above).
2. Removal of properties from designation as agricultural lands of long-term commercial significance shall be processed as an area-wide amendment and must meet one or more of the following criteria:
 - a. A change in circumstances pertaining to the comprehensive plan or public policy related to designation criteria in Section 5.2.2;

- b. A change in circumstances to the subject property, which is beyond the control of the landowner and is related to designation criteria in Section 5.2.2;
- c. An error in designation or failure to designate;
- d. New information on natural resource land or critical area status related to the designation criteria in Section 5.2.2;
- e. A change in population growth rates or the removal is for the purpose of expanding an Urban Growth Area (UGA), provided that the jurisdiction proposing the de-designation and expansion of the UGA has demonstrated that such expansion is consistent with RCW 36.70A.110 and WAC 365-196-310 (as amended on September 10, 2025).

5.2.4 Agriculture Goals and Policies

GOAL: Agricultural uses will be preserved, enhanced and maintained to the greatest extent possible feasible outside of Urban Growth Areas (UGA).

Policies:

- A-1. The County will encourage the retention of agricultural lands of long-term commercial significance, including rangelands and will prevent haphazard growth into these areas.
- A-2. Douglas County will encourage the maintenance and viability of the family farm. The concept of large-scale "corporate farms" is not characteristic of farming in Douglas County. Smaller sized farms may be encouraged to support changing family and "boutique" style farming and lifestyles.
- A-3. Protect agricultural lands and activities from conflicting non-farm uses and influences.
- A-4. Douglas County will encourage continued agricultural activities within areas designated as agricultural and preserve right-to-farm policies as set forth by the County. Ensure that public policies minimize disruption of agricultural activity.
- A-5. Encourage the use of agricultural value assessment, open space designations, and/or other tax benefits that help retain the economic viability of farming practices.
- A-6. Designate "commercially significant agricultural resource lands" based on the U.S. Soil Conservation Service classification for farmland soils, identified lands of statewide importance, and other guidelines.
- A-7. Preserve agricultural tracts that are adequate in size, in relation to the particular activity, to maintain the economic viability of farming operations.
- A-8. In the event of a conflict between residential uses and the normal agricultural activities of a preexisting agricultural use, County support will be in favor of the agricultural use.
- A-9. Agricultural accessory uses and activities are allowed and include, but are not limited to the storage, distribution, and marketing of regional agricultural products from one or more producers, agriculturally related experiences, or the production, marketing, and distribution of value-added agricultural products, including support services that facilitate these activities; and Nonagricultural accessory uses and activities as long as they are consistent

with the size, scale, and intensity of the existing agricultural use of the property and the existing buildings on the site. Nonagricultural accessory uses and activities, including new buildings, parking, or supportive uses, will not be located outside the general area already developed for buildings and residential uses and shall not otherwise convert more than one acre of agricultural land to nonagricultural uses. Counties and cities have the authority to limit or exclude accessory uses in areas designated as agricultural lands of long-term commercial significance.

- A-109. Encourage farm-based businesses as an accessory use in agriculturally designated areas. A farm-based business is an on-farm enterprise devoted to the direct marketing of unprocessed and/or value-added agricultural products that are produced, processed and sold on-site as the primary activity. Farm based businesses are intended to

supplement farm income and may include other limited secondary services and/or retail activity.

A-110. Facilitate resource-based economic activities throughout Douglas County in areas that have poor soils, or are not otherwise suitable for agriculture and that minimize conflicts with agriculture and adjacent agricultural resource lands.

A-124. Encourage the location and siting of agricultural support activities, such as commercial granaries, storage buildings, packing sheds and chemical fertilizer operations, within agricultural areas, rural service centers and resource industrial areas.

A-12 Large lot zoning will be allowed in areas designated as agricultural resource lands and establishes as a minimum lot size the amount of land necessary to achieve a successful farming practice.

A-13 Quarter/quarter zoning will be allowed in areas designated as agricultural resource lands and permits one residential dwelling on a one-acre minimum lot for each one-sixteenth of a section of land.

A-14 Sliding scale zoning will be allowed in areas designated as agricultural resource lands and allows the number of lots for a single-family residential purposes with a minimum lot size of one acre to increase inversely as the size of the total acreage increases.

A-12A-15 Clustering of residential development will be allowed in areas designated as agricultural resource lands. This will provide for an innovative land division technique that allows development to occupy that portion of an area that is most conducive to development while providing the opportunity to protect resource lands, rural character and critical areas consistent with the provisions of the Growth Management Act and the goals and policies of the comprehensive plan.

Formatted: Font color: Auto

Cluster divisions will be processed as either a subdivision or a short subdivision in accordance with the established procedures for those land divisions under RCW Chapter 58.17 and Title 17 of the Douglas County Code and in conformance with other applicable standards of the Douglas County Code.

Cluster divisions create two types of lots:

- a. Individual lots that meet minimum dimensional standards, and
- b. The reserve lot that is the portion of a proposed cluster division that is intended for one or a combination of the following uses: critical area, agriculture, forestry, open space, historic/cultural area, undeveloped area, recreation, and/or other similar use. The reserve lot is included as a lot for the purpose of determining the applicable land division process in accordance with RCW Chapter 58.17. Lots created by a cluster division may be further divided not more frequently than five (5) years from the date of final plat approval. Statements disclosing the proximity of resource land activities will be required to be recorded on deeds of record if applicable.

The following standards will be incorporated into development regulations that implement cluster divisions:

- a. The maximum density permitted for cluster divisions will be the same as specified for the zoning district.

- b. Reserve lots shall be at least equal in size to seventy (70) percent of the original parcel of record for the cluster division.
- c. The reserve lot shall be contiguous unless no other reasonable alternative exists.
- d. Appropriate separation between individual lots and adjacent resource operations will be necessary where a reserve lot does not provide a buffer.
- e. A management plan will be required for the reserve lot.

- f. Structures/buildings will not be allowed within reserve lots except as described in the management plan and necessary for associated recreational uses, historic buildings, public facilities or agricultural accessory structures essential to an agricultural use.
- g. Residential density shall not be transferable from rural to irrigated agriculturally designated lands. Residential density within irrigated agriculturally designated lands is encouraged to be located within rural land use designations of a development.

A-13A-16 The intent of clustered land development is to provide limited opportunities for development at non-urban densities. These developments shall not be used as justification for reclassification to higher density land use designations.

A-14A-17 Allow for the clustering of existing lots through the exempt parcel transfer process, lot size reduction for existing dwelling, and limited lot segregation process for use in circumstances where the construction of a residence will not affect neighboring agricultural operations.

A-18 Farm practices will be consistent with best management practices for the industry.

A-19 The retention of crop and specialty farming, livestock-based farm operations, and hobby farms shall be encouraged in rural areas.

A-20 Resource-dependent tourism and recreation-oriented uses such as commercial horse stables, guide services, and group camps should be allowed on a conditional use basis in rural areas provided they do not adversely impact adjoining rural uses.

A-15A-21 Non-resource dependent tourism-related uses such as motels and restaurants serving rural and resource areas should be located within commercial zones.

A-16A-22 Agricultural lands considered for acquisition for public, recreational, scenic and/or park purposes, or for wildlife habitat, will first be evaluated for their impact on commercial agricultural and socioeconomic structure of the immediate area, and of the County as a whole.

A-17A-23 Consider use of the National Resource Conservation Service's Land Evaluation and Site Assessment (LESA) system to aide in evaluating the appropriateness of changes in land use from agricultural to non-agricultural (e.g. when siting a cluster development or MPR).

A-24 Encourage the control of noxious weeds in all affected areas of construction and development projects.

A-18A-25 Douglas County shall require that all plats, short plats, development permits, and building permits issued for development activities on, or within five hundred feet of, lands designated as agricultural lands or mineral resource lands on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. The notice for mineral resource lands shall also inform that an application might be made for mining-related activities, including mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals.

Formatted: Font color: Auto, Not Expanded by / Condensed by

Formatted: Font color: Auto

Formatted: Indent: Left: 1", Hanging: 0.25", Right: 0", Line spacing: single, No bullets or numbering, Tab stops: Not at 1.25" + 1.25"

5.2.5 Implementation:

Agricultural lands are classified in the following two categories:

Dryland Agricultural - lands used primarily for grain, feed, crop production livestock raising, livestock grazing; and lands in conservation programs (i.e. CRP, CREP) programs. The majority of this land is found on the plateau areas of the County. The density of the district is one unit per twenty acres, with a minimum lot size of twenty acres, except as otherwise noted in this document for clustering and agricultural support activities.

Irrigated Agricultural - irrigated lands used for the production of hard and soft fruit products, as well as forage and grain crops such as hay, grass, silage, etc. The majority of these lands are located adjacent to the Columbia River and Moses Coulee areas.

Commercial Agriculture – 5 The purpose of this designation is to protect lands that meet the criteria for agricultural lands of long term commercial significance and to protect the

primary use of the land as agriculture and agricultural related activities. Areas of this designation are often located adjacent to urban growth areas or existing development of higher densities and is intended as a buffer area between commercial agricultural areas and developing areas. The density of the district is one unit per five acres, with a minimum lot size of five acres, except as otherwise noted in this document for clustering and for agricultural support activities.

Commercial Agriculture – 10 The purpose of this designation is to protect lands that meet the criteria for agricultural lands of long term commercial significance and to protect the primary use of the land as agriculture and agricultural related activities. The density of the district is one unit per ten acres, with a minimum lot size of ten acres, except as otherwise noted in this document for clustering and for agricultural support activities.

5.3 MINERAL RESOURCE LANDS

5.3.1 *Mineral*

The mining industry in Douglas County consists primarily of sand and gravel mining operations. Other types of mineral resources have been identified such as bentonite, and smaller amounts of precious metals. However, these resources have not been fully developed or are not of commercial significance. Development of mineral resources should be designed to be compatible with existing development patterns, infrastructure and critical areas and to protect mineral resource lands from incompatible land uses.

The population of Douglas County is projected to steadily grow during the next twenty years. This growth requires the County to identify and protect mineral deposits. The Washington State Department of Natural Resources estimates that the per capita demand for construction aggregate in Washington State is approximately 13.5 tons per year. The consumption of mineral resources is directly tied to the population growth. The purpose of this section to provide the goals, policies, and implementation criteria to protect existing mineral areas and to ensure that future mineral resource sites contain sufficient commercial quantities and are located in areas that will not impact adjacent land uses, critical areas, and scenic resources.

There are several hundred active and inactive rock, sand and/or gravel mines in the County. Of these, 25 are permitted through the Washington Department of Natural Resources. These sites range in size from 5 acres to 320 acres with an average permitted size of 35 acres. Of these permitted sites 72 percent are used for construction aggregate (sand and gravel) and the remainder is for rock materials.

A large mineral resource area has been designated east of the Baker Flats area. This designation is in a unique area because of its relationship to the scenic rock bluffs of the Columbia River Valley. The protection of the character of the bluffs in this scenic corridor and the environmental conditions are a high priority. Based on this, the mineral resource designation has been placed on the top of the valley wall. The area between the mineral resource designation and the urban growth area to the west is where the scenic bluffs and talus slopes are generally located. This particular area is not shown as a mineral resource designated site. This area is considered a transitional area where limited mining may occur only to establish a limited number of routes to transport the resource and based on acceptable mitigation which blends with the topographic and geologic conditions and protects the scenic corridor and critical areas. Mitigation dealing with

aesthetic and environmental protection shall ensure that the face of the bluffs and the rock cliff talus areas are protected and that any disturbance to the area is minimal.

Mining in this area is considered a benefit to the Greater East Wenatchee Area. This is an area with a known mineral resource which may last 50 years or more. Currently, there are existing batch plants in the Baker Flats area which could remain for the long-term. Thus, siting batch plants in other areas of the county should be minimal because the existing sites will be semi-permanent. This general area is important because it includes land zoned for industrial purposes, lies near major transportation routes and can economically serve the urban populace.

5.3.2 Identifying Mineral Lands

The criteria used to classify mineral resource lands were based on the guidelines provided by the state and an analysis of local conditions. US Geological Survey Maps, Department of Natural Resource surface mining data, Natural Resource Conservation soils data and land use data were reviewed to determine current and potential mineral resource lands of long-term commercial significance. The following factors were used to identify mineral resource lands of long-term commercial significance and are not in order of priority.

- A. All existing permitted sand and gravel extraction sites (pits), and other areas designated on the "Mineral Resource Map" shall be designated as mineral lands of long-term commercial significance.
- B. Other mineral resource areas may be approved as mineral resource lands of long-term commercial significance and designated on the "Mineral Resource Map" when it can be demonstrated as having a significant commercial supply and meet the review guidelines established below. Approval is subject to an administrative review process or annual comprehensive plan amendment.
- C. Areas will be classified as mineral resource lands based on geologic, environment, commercial quality and volume of the resource, topographic characteristics of the site, visual aesthetics, economic factors, compatibility with existing land uses and land ownership patterns. The following categories of mineral resource lands are established for the purpose of classification:
 - 1. Metallics
 - 2. Sand and Gravel
 - 3. Other Minerals (including bentonite, oil and gas)
- D. The County's designation of mineral resource lands on the "Mineral Resource Map" shall not substitute for any permit or approval required for mineral extraction, shall not create a presumption of approval for any required permits, and will not substitute for any required environmental review or conditioning which may be required in conjunction with a permit.

5.3.3 Mineral Goals and Policies

GOAL: Douglas County will conserve mineral resource lands for productive economic use to help maintain a stable, cost-effective source of needed construction materials.

Policies:

- M-1. The County will encourage the retention and protection of long-term mineral resource sites of commercial grade aggregate for new development, roads and other uses,

provided mineral resources sites can be located and developed consistent with plan policies.

- M-2. Mineral extraction operations will be sited within designated mineral resource lands of long-term commercial significance and designed to minimize conflicts with adjacent land uses, and to have a minimal impact on critical habitats, natural vistas, cultural resources and the environment.
- M-3. Mining and extraction operations will be sited and designed to minimize conflicts with adjacent land uses, and to have a minimal impact on critical habitats, natural vistas, cultural resources and the environment.
- M-4. Mining sites will be encouraged to first locate in rural designated areas where impacts can be minimized to critical areas, archaeological sites and agriculturally designated lands.
- M-5. Inventory mineral resource lands of commercial significance and other mineral resource sites every five years to determine the adequacy of the resource for ten years and twenty years. Evaluations should be conducted in consultation with the state agencies, mining industry, county representative and citizens.
- M-6. Allow incidental extraction and processing of mineral resources prior to construction or development of permitted residential, commercial, or industrial land uses or in conjunction with a demonstrated need such as to address environmental water quality issues, e.g. Rock Island area or imminent danger from a natural hazard. Incidental extraction of mineral resources should be counted towards the mineral resource inventory.
- M-7. Use existing topography to screen and minimize blasting, noise, dust, vibration, and visual impacts when developing new mineral extraction sites. Where heavy equipment, mines and pits cannot be effectively screened from residential and/or commercial areas, shorelines of the state and major highways a combination of existing topography, berms and landscaping may be utilized to screen the site.
- M-8. Adequate screening and buffering will be maintained between adjacent land uses and the mining site, and will be the responsibility of the new or expanded mineral extraction development.
- M-9. Ensure that mining sites and associated off-site stockpiles are maintained during the life of the operation, particularly in regard to the control of noxious weeds and dust.
- M-10. Reclamation of mining and extraction sites is an integral part of all mining operations, and will be required and completed in a manner that will encourage future land uses that are compatible with local comprehensive plans.
- M-11. Review and designate existing commercially significant mineral resource extraction sites that are legally established through local or state permitting processes and that meet the

review guidelines set forth in this section for designating mineral resource lands of long-term commercial significance.

- M-12. Encourage a comprehensive countywide analysis when the designatidentifying, designating, and de-designating on-of new mineral resource lands of long-term commercial significance based on the review guidelines established within this section, and when in accordance with Chapter WAC 365-190-040(50), and RCW 36.70A.13170,- Washington Administrative Code.
- M-13. Mineral resource lands should be designated as close as possible to their likely end use areas, to avoid losing access to those valuable minerals by development, and to minimize the costs of production and transport. It is expected that mineral resource lands will be depleted of minerals over time, and that subsequent land uses may occur on these lands after mining is completed.

Formatted: Indent: Left: 0", First line: 0"

5.3.4 Implementation and Classification:

The "Mineral Resource Map" depicts the location of lands designated as mineral lands of long-term commercial significance. These lands should be classified as an overlay mineral resource lands designation to the underlying land use designation. Lands so designated are subject to a conditional use permit review and evaluation process to assess comprehensive plan criteria, land use compatibility, economic issues, reclamation and environmental impacts. Upon completion of mining operations and following the reclamation of the site, it will be removed from the Mineral Resource Map.

Incidental extraction of mineral within commercial/industrial locations should be addressed through County site grading and excavation processes and not the mineral extraction process.

5.3.5 Mineral Criteria

The following criteria are the minimum requirements to be considered when reviewing proposed development permit application for areas designated on the "Mineral Resource Map".

- A. Development proposals for mineral extraction operations shall be consistent with the county's land use, critical areas, transportation and other elements within the comprehensive plan. Regulatory controls will become applicable concurrent with state requirements.
- B. Settling ponds, retaining basins, ditches, diking and/or re-vegetation of slopes will be required for mineral extraction operations to protect water quality and to prevent erosion.
- C. Filling will not be allowed in floodways and erosion control will be considered a priority and addressed in the operational plan.
- D. Site design shall include adequate measures to control potential negative impacts to adjacent properties, including but not limited to fugitive dust, late hours of operation, light and glare. Such measures may include paving or gravelling road surfaces, watering, limited hours of operation, buffers and locating stockpiles in wind-protected locations.

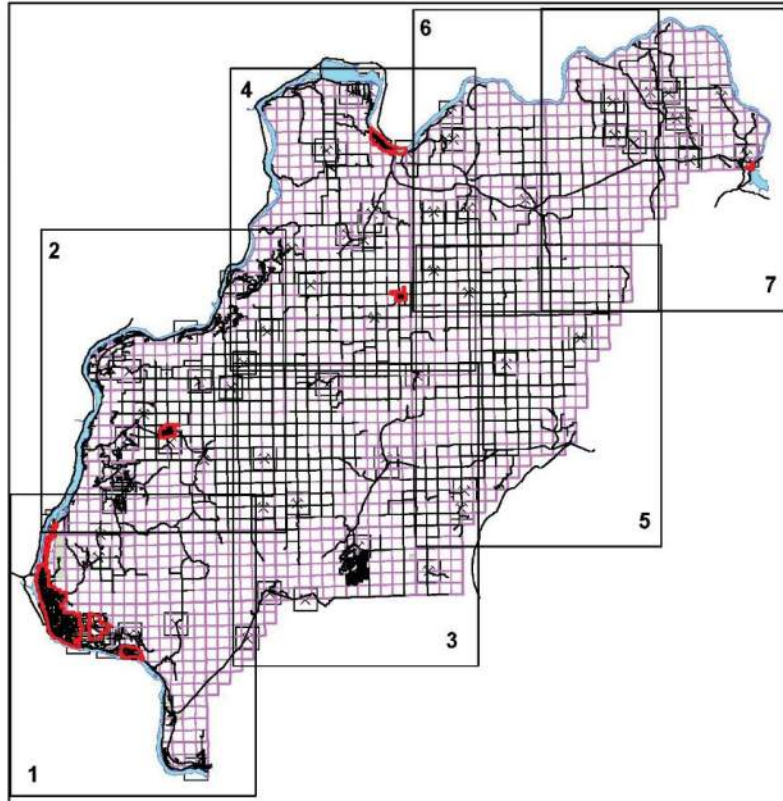
- E. During the operation of the site, and any associated remote stockpiling, noxious weeds will be controlled in order to prevent spreading of the noxious weeds onto other properties, particularly agricultural lands.
- F. Assure the reclamation of the mineral site is consistent with the Department of Natural Resources Reclamation Plan.

- G. Extraction of new mineral resources shall occur when the site can be screened by existing topography in order to minimize offsite impacts. Where heavy equipment, mines and pits cannot be effectively screened from residential and commercial areas, shorelines and major highways, a combination of existing topography, berms and landscaping and/or a combination of factors may be utilized.
- H. Notification will be placed on all subdivision plats, development permits, building site plans and land titles when properties are located within 500 feet of an existing or potential mineral resource use depicted on the "mineral resource map." In general, the notice shall state that the property may be subject to a variety of activities such as noise, odors, vibration, early and late hours of operation, traffic, visual, and other associated impacts.
- I. The minimum lot size for a mineral extraction site will be that necessary to encompass areas for resource extraction and necessary operations, stockpiles, sediment ponds and buffering.
- J. All applicable federal and state regulations will be complied with, including but not limited to those rules administered by the Washington State departments of Natural Resources and Ecology.

Table 8: Mineral Resource Designation Criteria.

Potential Designation Criteria	Considerations
Land Use Factors	
Jurisdiction	City Boundaries State Lands Federal Lands Other Public Lands
Land Use	Urban Growth Area (typically disqualified) Parcels size Lands designated as Agricultural Lands Lands designated as Forest lands Lands designated as Rural (2, 5, 20) Designated historical/cultural resource sites (typically disqualified) Approved/permited mining sites
Compatibility with Adjacent Land Uses	General compatibility of mineral resource sites and land use patterns Mineral resource sites adjacent to or impacting urban/residential areas are not typically designated Preferred adjacent land uses may include mining, open space, agriculture and forest lands Impacts to transportation routes in residential areas
Sensitive Uses	Identified archeological and historical sites/areas (example: cliffs and talus slopes), schools, parks, and environmentally sensitive areas Regional or local utility corridors (water, power etc.)
Aesthetic Impact	Impacts on unique features and vistas- Columbia River Corridor SR 97 for example
Transportation	Traffic impact on routes serving mineral resource sites (example: Orondo)
Environmental Factors	
Critical Areas	Presence of streams, wetlands, wellhead protection areas, shorelines of statewide significance, Geological hazards and consequences- floodplains, steep slopes, and erosion hazards
Biological Impact	Impact on biological resources (fish and wildlife habitat) Priority habitats- cliffs and talus slopes ESA listed species, protection measures Impacts to open space
Mineral Site Factors	
Classification Criteria	Life expectancy of site Quality of resource Type of source (clay/sand/gravel/rock)
Parcel Size Restrictions	Minimum size- 10-80 acres is common Dimensional- more than 500 feet in width for example to minimize site impacts to adjacent parcels Volume of resource within the parcel
Feasibility	Depth of overburden Setbacks/buffers Topography
Access/Transportation	Distance to market or job sites Transportation networks- roads and rail

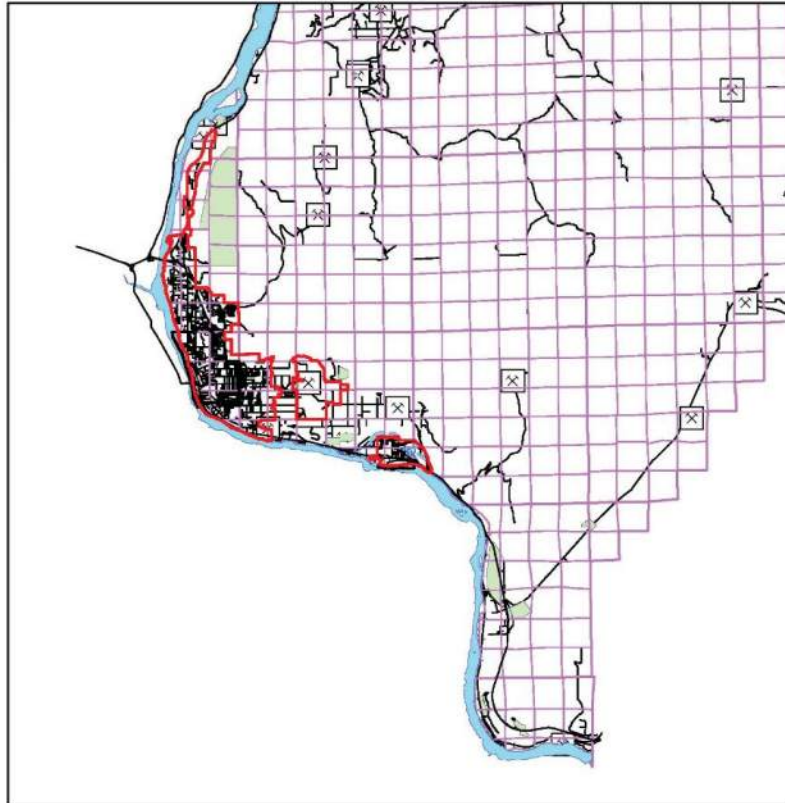
Douglas County Mineral Index Map



Legend





- Mineral Resource Lands
- Pits and Quarries
- Urban Growth Areas
- City Limits

Douglas County Mineral Map 1

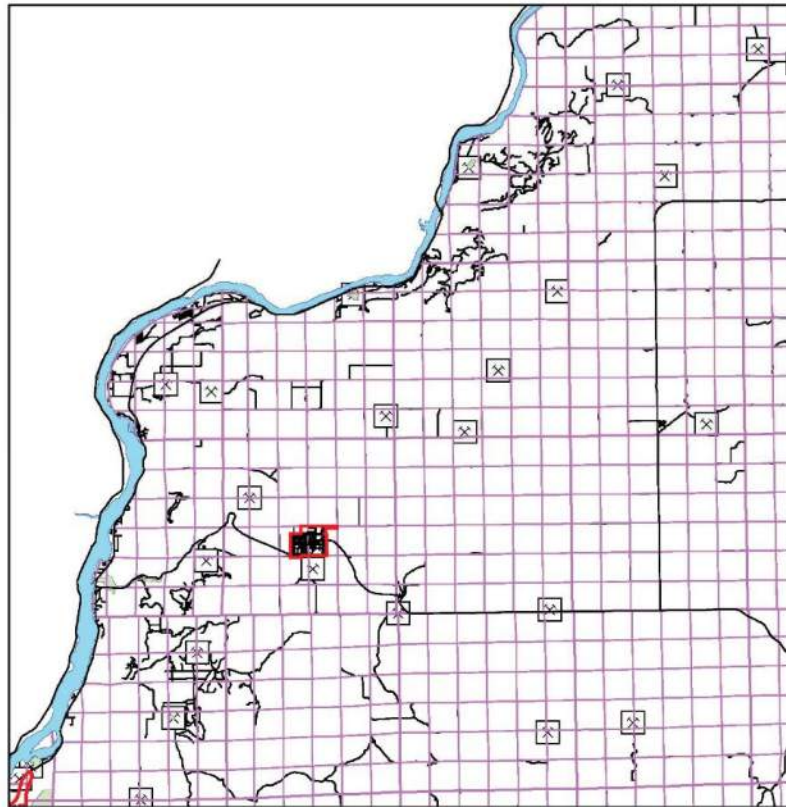


0 1 2 4 6 8 Miles

Legend

-  Urban Growth Areas
-  City Limits
-  Mineral Resource Lands
-  Pits and Quarries

Douglas County Mineral Map 2



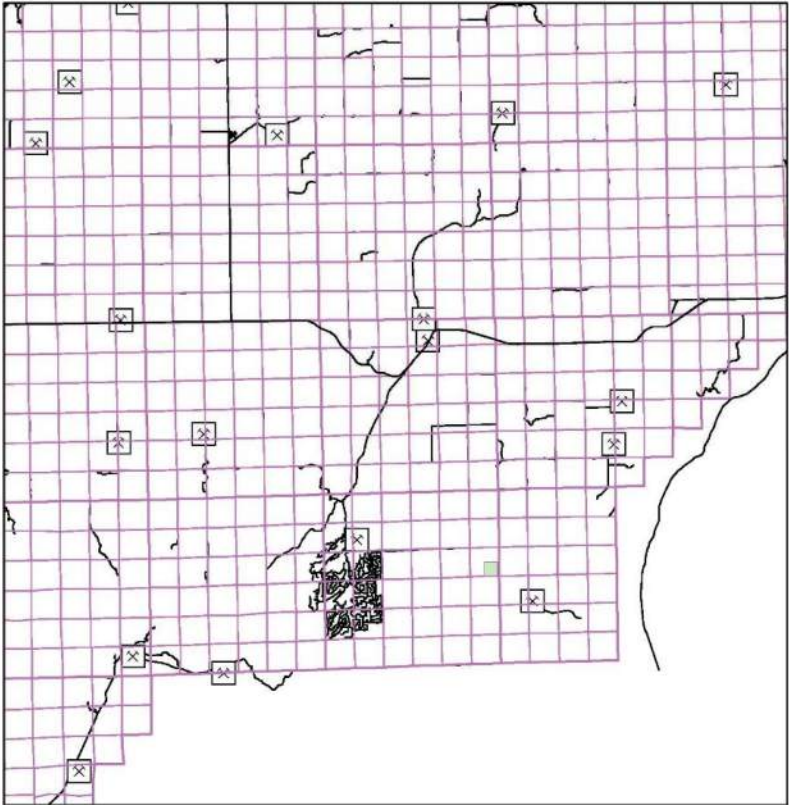
Legend

-  Urban Growth Areas
-  City Limits
-  Mineral Resource Lands
-  Pits and Quarries



0 1 2 4 6 8 Miles

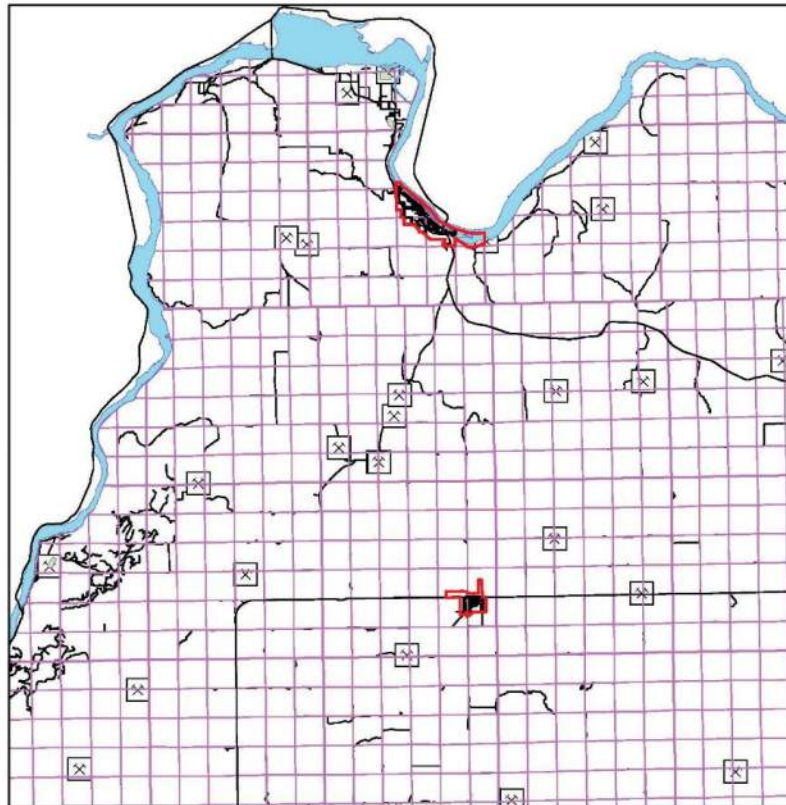
Douglas County Mineral Map 3



Legend

- Urban Growth Areas
- City Limits
- Mineral Resource Lands
- Pits and Quarries

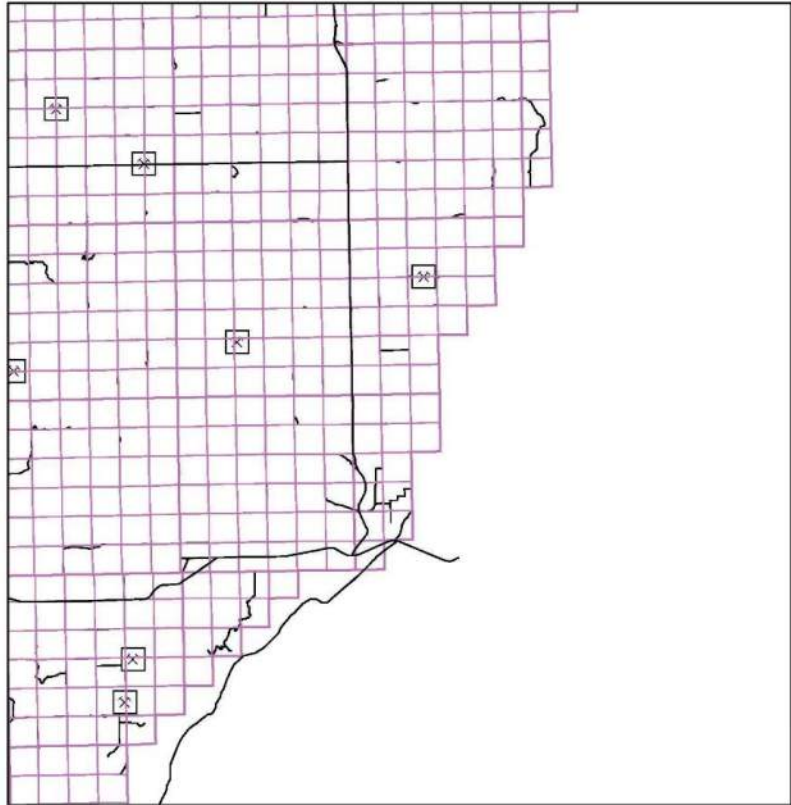
Douglas County Mineral Map 4



Legend

-  Urban Growth Areas
-  City Limits
-  Mineral Resource Lands
-  Pits and Quarries

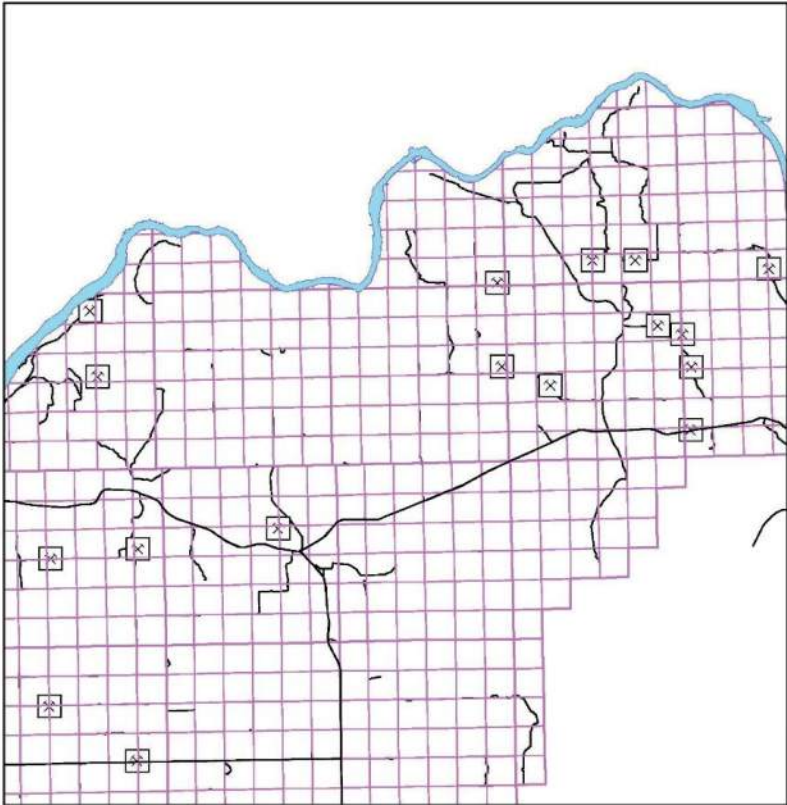
Douglas County Mineral Map 5



Legend

- Urban Growth Areas
- City Limits
- Mineral Resource Lands
- Pits and Quarries

Douglas County Mineral Map 6



Legend

- Urban Growth Areas
- City Limits
- Mineral Resource Lands
- Pits and Quarries



0 1 2 4 6 8 Miles

Douglas County Mineral Map 7



- Legend**
- Urban Growth Areas
 - City Limits
 - Mineral Resource Lands
 - Pits and Quarries