

**DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT TO THE
FINAL ENVIRONMENTAL IMPACT STATEMENT
FOR THE GREATER EAST WENATCHEE
AREA COMPREHENSIVE PLAN**

Prepared in Compliance with:
Chapter 43.21C Revised Code of Washington (RCW) - Washington State
Environmental Policy Act of 1971
Chapter 197-11 Washington Administrative Code (WAC)
Chapter 18.06 East Wenatchee Municipal Code (EWMC)

Prepared by:
East Wenatchee Community Development Department
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EXHIBITS

1	Vacant Land Map	1 Page
2	Land Capacity Analysis	1 Page
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5	11/30/09, Memorandum & Maps of General Transportation Routes	4 Pages

FACT SHEET

Proposed Non-Project Action:

The city of East Wenatchee and Douglas County are proposing amendments to the Greater East Wenatchee Area Comprehensive Plan and the Douglas County Countywide Comprehensive Plan including the land use designation, transportation maps and text relating to the expansion of the urban growth boundary for East Wenatchee and two site specific map amendments for the areas generally described as: (1) The NE corner of the intersection of Kentucky Avenue and Grant Road and (2) A triangular shaped piece of property located due west of the northern-most boundary of the existing UGA boundary on the east side of SR 2/97. The proposal also includes amendments to the Douglas County Code and East Wenatchee Municipal Code pertaining to the Official Zoning Map for each jurisdiction and specific development regulations intended to implement the proposed comprehensive plan land use designations and policies. This is a continuation of the process initiated in 2008 and is considered to be part of the 2009 Annual Comprehensive Plan Review process for the city and county.

The primary objective of the proposed amendments is to designate an urban growth area that provides sufficient land to accommodate the 20-year growth projected for the Greater East Wenatchee Urban Area as required by the Growth Management Act. Expansion of the UGA is necessary to provide additional land for residential and commercial purposes. Other factors addressed by the proposal involve the provision of urban services and planning for transportation systems.

Location of Proposal:

The Greater East Wenatchee Area is located in the southwest portion of Douglas County along the east bank of the Columbia River across the river from the city of Wenatchee. The planning area evaluated in the proposal includes the city of East Wenatchee, the existing urban growth area, and approximately 1,200 acres of land east of the existing UGA and 7 acres north of the existing UGA.

Purpose of Draft Supplemental Environmental Impact Statement:

The purpose of the Draft Supplemental Environmental Impact Statement (DSEIS) is supplement the Final Environmental Impact Statement for the 1995 Greater East Wenatchee Area Comprehensive Plan, and other associated adopted environmental documents listed below, to add information and analysis of significant impacts and alternatives relating to the proposed amendments to the Greater East Wenatchee Area Comprehensive Plan, Douglas Countywide Comprehensive Plan and implementing regulations. The following environmental documents have been prepared and adopted in relation to the comprehensive plans affected by this proposal:

- Determination of Nonsignificance (November 7, 2009)
- Determination of Non-significance was issued on (February 6, 2009)
- Final Supplemental Environmental Impact Statement to the Final Environmental Impact Statement for the Douglas Greater East Wenatchee Area Comprehensive Plan (February 17, 2006)

- Final Supplemental Environmental Impact Statement to the Final Environmental Impact Statement for the Douglas Greater East Wenatchee Area Comprehensive Plan (December 20, 2004)
- Final Supplemental Environmental Impact Statement to the Final Environmental Impact Statement for the Douglas Greater East Wenatchee Area Comprehensive Plan (January 15, 2004)
- Final Supplemental Environmental Impact Statement to the Final Environmental Impact Statement for the Douglas Countywide Comprehensive Plan (December 18, 2002)
- Final Environmental Impact Statement, Douglas County, Greater East Wenatchee Area (June 12, 1995)
- Draft Environmental Impact Statement, Douglas County, Douglas County Comprehensive Plan (August 25, 1995)
- Final Environmental Impact Statement, Douglas County, Shoreline Design Area Plan (May 28, 1992)
- Draft Environmental Impact Statement, Douglas County, Greater East Wenatchee Area (March 8, 1995)
- Addendum to Final Environmental Impact Statement, Douglas County, Greater East Wenatchee Area Comprehensive Plan, Transportation Element (December 6, 1997)
- Final Environmental Impact Statement, Douglas County, Douglas Countywide Comprehensive Plan (October 23, 1995)
- Determination of Non-significance, Douglas County, Regional Policy Plan

Principal Alternatives:

1. No Action
2. Five Draft Land Use Map Options for UGA Expansion

Proponent:

City of East Wenatchee
 271 9th St. NE
 East Wenatchee, WA 98802

Douglas County
 140 19th NW
 East Wenatchee, WA 98802

Lead Agency:

East Wenatchee Community Development Department
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 East Wenatchee, WA 98802

Responsible Official/Contact Person:

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List of Permits and Approvals (No permits are required):

1. East Wenatchee Planning Commission review and recommendation
2. Douglas County Planning Commission review and recommendation
3. East Wenatchee City Council review and adoption by ordinance
4. Douglas County Board of Commissioners review and adoption by resolution or ordinance

Authors and Principal Contributors:

The following are Agency individuals who were either reviewers or principal contributors to the preparation of the DSEIS:

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Date of Implementation:

Adoption by the City Council of the City of East Wenatchee and the Douglas County Board of County Commissioners is tentatively scheduled for April 2010.

Date of Issuance of DSEIS: January 14, 2010

Date DSEIS Comments are due: February 15, 2010

Location of background material, and maps:

Detailed maps showing affected properties under each alternative and other materials related to this proposal will be available for viewing at the following locations:

East Wenatchee Community Development Department
271 9th St. NE
East Wenatchee, WA 98802

Land Services Division
Douglas County Transportation and Land Services
140 19th St. NW
East Wenatchee, WA 98802

Documents will also be available at www.east-wenatchee.com and www.douglascountywa.net.

Public Meetings:

Public meetings and hearings relating to this proposal will be held in February, March, and April of 2010.

SUMMARY

The Growth Management Act (GMA) requires each county to designate urban growth areas (UGA) within which urban growth is to occur and outside of which urban growth is not permitted. At a minimum, each city is to be provided with an urban growth boundary. The UGAs within the county must provide sufficient land to accommodate the growth projected for the next 20 years based upon projections prepared by the Office of Financial Management (OFM). Within the UGA, a variety of densities and land uses are to be permitted including greenbelts and open space.

The Greater East Wenatchee Area Comprehensive Plan (GEWA) and the Douglas County Countywide Comprehensive Plan were adopted by Douglas County in 1995. The plans have been amended several times over the years with the latest amendment occurring in 2008 with a reduction of the planning area for the GEWA to include only the urban growth area surrounding the city of East Wenatchee. The comprehensive plan and development regulations were reviewed under previous environmental documents listed on pages 3-4 of this document.

The GMA allows cities and counties to review and amend the comprehensive plan no more often than once per year. The GMA also requires that development regulations be consistent with the comprehensive plan.

In November 2007, OFM issued updated population projections for each county. The Douglas County Regional Council met in June and July of 2009 to consider the distribution of the revised projection to each UGA in Douglas County. The updated distribution allocated 66.6% of the county's projected population to the East Wenatchee UGA. The planning period for the population project was determined to be 2008 to 2028 since this UGA review project started in 2008 and the population data analysis for the Regional Council was based upon population estimates through 2008.

The Regional Council also approved amendments to the Regional Policy Plan, the county-wide planning policy document, relating to planning in urban growth areas. Those amendments to the Regional Policy Plan were later adopted by Douglas County and most of the cities within the county. The proposed amendments are intended to implement the population distribution adopted by the Regional Council and to implement the policies in the Regional Policy Plan.

The purpose of this supplement to the FEIS is to provide additional analysis and information about the 2009 proposed amendments to the Comprehensive Plans and to avoid duplication of actions, alternatives, or impacts that are in the previously prepared environmental documentation.

Analysis and information contained in the Supplemental Environmental Impact Statement (SEIS) does not substantially change the analysis of significant impacts and alternatives in the existing environmental documents. The amendments incorporate information that was generated through the initial plan, preceding plan updates and through current analysis of land use data from a range of sources including a periodical review of scientific literature and citizen input. Plan amendments are intended to fulfill

review requirements of the Growth Management Act (GMA), as amended, and provide sufficient opportunities to continue and promote a quality environment for the citizens of Douglas County over the next twenty years.

A. PURPOSE AND NEED FOR ACTION

The primary objective of the proposed amendments to the Greater East Wenatchee Area Comprehensive Plan and the Countywide Plan is to meet the requirements of the GMA and the goals and policies of the Douglas County Regional Policy Plan by designating an urban growth area that provides sufficient land to accommodate the 20-year growth projected for the Greater East Wenatchee Area. Expansion of the UGA is necessary to provide additional land for residential and commercial purposes. Other factors addressed by the proposal involve the provision of urban services and planning for transportation systems.

As required by the GMA, the Greater East Wenatchee Area Comprehensive Plan contains an inventory of existing land uses, a 20-year projected population, proposed land uses and land use densities, and supporting documentation and maps necessary to support the goals, policies and criteria set forth in the plan.

B. BACKGROUND AND PUBLIC INVOLVEMENT

Public involvement is an essential element of the comprehensive plan review process. As mentioned above the effort under review was initiated in 2008. Public meetings were held by the East Wenatchee Planning Commission on September 11, 2008, January 26, 2009, and a public hearing on February 23, 2009. 60-day review was initiated on September 16, 2008. A public meeting was held by the East Wenatchee City Council on March 24, 2009. Agendas for meetings and/or notices were mailed to all interested parties prior to the meetings. Additionally, all meetings and the 60-day review were published in the Wenatchee World. The result of these meetings was the adoption of a limited amendment to the UGA boundary to address mapping errors and to restore the boundary in most locations to repeal changes made in 2004. The large scale review of the UGA boundary was postponed pending further analysis of the population projection and the land capacity analysis.

A public meeting was held by the City Planning Commission on November 30, 2009 to initiate the full scale review of the UGA and other comprehensive plan amendments. The planning commission authorized sending a notice of intent to the Department of Commerce and other state agencies to commence the 60-day review period required by the GMA for five alternative land use maps. On December 16, 2009 an open house was held and a workshop with the city and county planning commissions to review and discuss the alternate proposals. Notices and/or agendas were mailed to all interested parties prior to the meetings. Additionally, all meetings and the 60-day review were published in the Wenatchee World.

In addition to the planning commission workshops and open house, general project information, proposed draft amendments, maps and adoption schedule were posted on the City and County websites for viewing.

C. ANALYSIS OF CAPACITY OF EXISTING UGA

The UGA for East Wenatchee was established in the 1995 comprehensive plan and has changed little since that time. The GMA requires that cities and counties periodically review the UGA to determine if sufficient land is available to accommodate the 20-year projected growth. This analysis was completed in 2003 for the 2004 update project. The proposal under consideration is the second major review of the East Wenatchee UGA. The review of a UGA requires analysis of the 20-year population projected, and inventory of vacant land and to determine if there is sufficient land within the UGA to accommodate the needed housing units and other land uses. The following is the process that was used for this 2009 review.

Projected Population Growth and Housing Units: As mentioned above the 20-year planning period for this project is 2008-2028. The estimated population in 2008 is 26,124 and is project to be 39,623 in 2028. This represents a projected population growth of 13,500 persons. Based upon an average of 2.67 persons per housing unit (using previous Census data), there would be a need for 5,056 new housing units. The next step in an analysis of an urban growth area is to inventory the land uses and vacant land within the existing boundary to determine the capacity of the land to accommodate the projected growth. The following describes the methodology for the land capacity analysis used to document the need for the expansion of the East Wenatchee Urban Growth Area boundary

Land Capacity Analysis:

Determination of Vacant Land - The first step of the process involved an extensive analysis of existing land uses to determine the available vacant land within the residential land use designations:

- All vacant residential lots were identified – if the parcel was between 4,000 sq. ft. and 1.5 acres in size and had no structure value - it was considered a vacant lot. It was also assumed that 25% of the vacant platted lots may not be available for development.
- All other vacant residential property was identified.
- All underutilized lands were identified. Underutilized land is land that is mostly vacant but may have some other use on the site. If a parcel was larger than 1.5 acres and had a dwelling – 1 acre was taken off for the existing home(s) and the remainder of the parcel was considered vacant.
- All properties owned by a utility, government entity or a quasi-public entity were deleted from the vacant land inventory.
- All critical areas were deleted from the vacant land inventory.
- Due to the unknown variables of the Mixed-Use and Waterfront Mixed-Use, it was assumed that only ½ of the land within those designations would be

available for residential use. If the property included existing residences, 1 acre was deducted for each residence and the remainder considered vacant or underutilized.

Factors/Assumptions

- The 2.67 persons per housing unit figure was based upon historic trends derived from Census data.
- The percentages of 83% for single family dwellings and 17% multi-family dwellings was based on historic census information for the East Wenatchee UGA.
- The planned average density figures of 4 dwelling units per acre for single family housing units and 12 dwelling units per acre for multi family housing units was agreed upon by the East Wenatchee Planning Commission and the Douglas County Regional Planning Commission in August 2003. These densities are net densities since an additional factor accounts for land needed for roads and utilities.
- A Roads, Utilities, and Public/Quasi-Public Uses factor of 25% was added to the land needs.
- A market factor of 25% was added to the land needs to allow for development that does not meet the plan's target densities due to choice or other unanticipated factors. The 25% figure was agreed upon by the East Wenatchee Planning Commission and the Douglas County Regional Planning Commission in August 2003.
- Maintain the ratio of commercial and industrial lands within the UGA. It should be noted that the open space, recreational, and other public and quasi-public land uses are permitted within the various land use designations and have not been designated specifically for a particular parcel of land, they are part of the justification for the 25% factor for roads and public uses.

The land capacity analysis conducted in 2009 determined that there was insufficient land in the current UGA to accommodate the 20-year population projection. The analysis determined there was a need for 551 acres of low-density residential, 31 acres of medium density or multi-family residential, and 68 acres of commercial for a total expansion of 650 acres. A detailed analysis of industrial land needs was not completed during this process. It is anticipated that review of the industrial land use needs will be completed in a subsequent review year. The Vacant Land map is attached to this document as **Exhibit 1**. The results of the Land Capacity Analysis can be found in **Exhibit 2** to this document.

D. SUMMARY DESCRIPTION OF ALTERNATIVES

This supplemental to the final non-project environmental impact statement (FEIS) considers five alternative land use proposals in addition to the "No Action" alternative.

The first priority area for growth of the UGA is into the area to the south and east of the existing city limits. Resolution 96-02 was adopted by the East Wenatchee City Council on January 2, 1996 and reaffirmed by the Council in March of 2006.

The entire periphery of the current urban growth area was evaluated using the urban growth area siting criteria established in the Regional Policy Plan. Critical areas maps, soils maps, aerial photos, and utility service maps were considered during the analysis process. Staff and planning commission members toured the locations to familiarize themselves with the physical aspects and character of the areas. Most limitations to urban development surrounding the existing UGA related to steep slopes. Other limitations included existing development patterns in well-established rural areas, street accessibility, and access to utilities. The total area evaluated included over 2,500 acres surrounding the existing UGA.

It should be noted that the maps in Alternatives #1-5 included an area of 128.62 acres at the end of Sand Canyon Road that was inadvertently designated for expansion of the UGA at a low density residential land use classification. The inclusion of that property is not considered in this analysis since if included all options would be in excess of the area needed for the expansion of the UGA based upon the land capacity analysis. This area was shown on the maps reviewed by the planning commission to initiate the 60-day review process. Staff did not want to change the map after the planning commission review since there would be nothing in the record to explain the change.

Additionally, Alternatives #1 – 5 rely upon and are supported by the proposed text amendments to the GEWA comprehensive plan since those amendments are intended to ensure that the services necessary to serve urban development are available prior to development occurring in those areas. Amendments to the Countywide Comprehensive Plan, related to this proposal, would include only the map designations since adoption of either of these alternatives would remove the land from that plan and add it to the GEWA sub-area plan. Maps illustrating Alternatives 1-5 are attached to this document as **Exhibit 3**.

- 1) **Alternative 1:** Includes a gross area of 930 acres and a net area of 665 acres - excluding critical areas, developed property, major public utility easements, and other publicly owned property. The option provides 561 acres for low density residential, 40 acres for medium density residential, 60 acres for commercial and 7 acres for industrial. This option includes land currently designated as Rural Resource 5 (RR-5), Dry Land Agriculture (A-D) Commercial Agriculture 5 (AC-5) and Commercial Agriculture 10 (AC-10).
- 2) **Alternative 2:** Includes a gross area of 1,116 acres and a net area of 683 acres - excluding critical areas, developed property, major public utility easements, open space/recreation and other publicly owned property. The option provides 572 acres for low density residential, 32 acres for medium density residential, 58 acres for commercial, 14 acres for mixed-use, and 7 acres for industrial. This option includes land currently designated as RR-5, A-D, and AC-5.

- 3) **Alternative 3:** Includes a gross area of 949 acres and a net area of 669 acres - excluding critical areas, developed property, major public utility easements, open space/recreation and other publicly owned property. The option provides 572 acres for low density residential, 32 acres for medium density residential, 58 acres for commercial, and 7 acres for industrial. This option includes land currently designated as RR-5, A-D, and AC-5.
- 4) **Alternative 4:** Includes a gross area of 930 acres and a net area of 668 acres - excluding critical areas, developed property, major public utility easements, open space/recreation and other publicly owned property. The option provides 553 acres for low density residential, 42 acres for medium density residential, 67 acres for commercial, and 7 acres for industrial. This option includes land currently designated as RR-5, A-D, AC-5, and AC-10.
- 5) **Alternative 5:** Includes a gross area of 950 acres and a net area of 686 acres - excluding critical areas, developed property, major public utility easements, open space/recreation and other publicly owned property. The option provides 574 acres for low density residential, 36 acres for medium density residential, 69 acres for commercial, and 7 acres for industrial. This option includes land currently designated as RR-5, A-D, AC-5, and AC-10.
- 6) **No-Action Alternative** – The no action alternative would maintain the existing land use designations, goals and policies of the plan. Development would be allowed to occur where current zoning and land use designations permit at the existing densities and land uses.

Alternatives Considered

Within each of the alternative summarized below and depicted on the map exhibits, there exists a variety of options for land use designations, delineation of the boundary for the UGA, and circulation. This document does not look at any alternatives specifically with respect to potential impacts since they are very similar in size, configuration and location. The intention is to evaluate impacts of the overall proposal to expand the UGA into those areas.

E. IMPACTS OF THE ALTERNATIVES

The components and implementing regulations of the Greater East Wenatchee Area Comprehensive Plan and the Countywide Comprehensive Plan, have proceeded through a programmatic review process since 1995 in a manner consistent with WAC 197-11-060(5). The purpose of this document is to supplement the analysis in the 1995 EIS for the potential expansion of the urban growth area.

Summary

Potential adverse impacts could be caused by this proposal including:

- Storm water runoff from urban development
- Impacts on plants and animals within the UGA

- Urban densities encroaching into rural and agricultural areas
- Increased traffic
- Increased demands for public services and facilities

Adverse impacts that could be caused by the No-Action alternative include:

- Increased densities within the UGA
- Increased traffic within the UGA and reductions in level of service
- Increased cost to housing due to limited land availability
- Increased cost for all land uses due to limited land availability
- Increased displacement of affordable housing due to redevelopment, gentrification and infill

Earth

Impacts: Activities related to construction of building foundations, roadways, utility infrastructure, would require filling and grading involving changes to the topography. Disturbed soils could be subject to increased erosion. The No-Action alternative potentially has the greatest impact to earth since limited land availability will increase the pressure to develop in marginal areas.

Mitigation Measures: All alternatives include goals, policies and regulations that recognize the presence of critical areas and provide standards for their protection. Impacts that are not addressed through the plan or development regulations would be mitigated at the project level, pursuant to environmental review and development regulations. To reduce the potential impact to critical areas, much of the area designated as rural resource, surrounding the UGA, was determined to be unsuitable for urban style development due to steep slopes and very limited soils. A map of that analysis is included as **Exhibit 4**.

Air Quality

Impacts: Activities related to construction of building foundations, roadways, utility infrastructure, could result in airborne dust. Industrial and commercial activities could result in increased emissions. Additional vehicular traffic would generate automobile exhaust. The No-Action alternative potentially has the greatest impact air quality by concentrating development in a smaller area which would increase congestion and the resulting emissions from automobile traffic.

Mitigation Measures: Impacts that may result as part of any alternative are regulated by the Washington Department of Ecology's Eastern Regional Air Pollution Control Authority Office and the U.S. Environmental Protection Agency (EPA).

Water Resources

- Groundwater In general, none of the alternatives recognizes the full range of potential impacts to groundwater, except for areas that have been specifically identified through a wellhead protection program. However, policies have been set forth in the plan that encourage future ongoing planning efforts by Douglas County and the City of East Wenatchee in conjunction with state and local

programs to identify ground water resources and aquifer recharge areas. Additionally, criteria has been set forth in the plan that would encourages alternative solutions when a potential impact may occur, particularly with water and sewer, roads, and site specific development. Protection measures may include preservation of vegetation, particularly on steep slopes, in wetlands, and in other sensitive areas where removing vegetation would have a negative impact on water quality.

- **Surface Water Impacts:** All alternatives could affect surface water to some degree. The alternatives increase the acreage of land designated as for residential, commercial and industrial uses. With the above noted land use expansions, surface water run-off may increase due to the increase in impervious surfaces. The No-Action alternative potentially has the greatest impact since additional infilling would be necessary within the UGA resulting in less open space and concentrations of development which increases the impervious surfacing and increases the pollutant loading in stormwater.

Mitigation Measures: The City and County are in the process of developing updated standards to manage construction and post-construction stormwater runoff. These programs address mandated state and federal requirements.

Plant and Animals

Impacts: All alternatives could affect vegetation and animals since increased development would alter the natural plant environment that makes up the habitat for several species. Wildlife could be impacted by the intrusion of higher intensity development and the resulting introduction of people and domestic pets to the area. Expansion to the northeast in the alternatives potentially encroaches upon the Badger Mountain Deer Range habitat area. These areas and the agricultural lands potentially provide habitat to a variety of other birds and animals. Under the No-Action alternative any areas potentially providing habitat would likely remain undisturbed.

Mitigation Measures: The City and County have critical areas regulations that protect priority habitats and species with the imposition of conditions during site specific development review. Planned developments and clustering options are currently available and will be enhanced to implement the comprehensive plan amendments as incentives to direct development away from habitat areas.

Energy and Natural Resources

Impacts: Residential, commercial, and industrial development will place increased demands on energy resources. Construction activities will use wood and building materials, fuel, sand, gravel, and asphalt for road and parking area surfaces and additional development would change the overall visual character of the area. The No-Action alternative would have the least potential impact to energy and natural resources since the minimum lot sizes would permit very low density development.

Mitigation Measures: All construction must comply with minimum energy code requirements adopted by the state and enforced by the city and county building departments.

Environmental Health

Impacts: As development occurs, there would be an increase in noise levels, both temporarily (during construction) and permanently from increased activity related to residential and commercial development. Although the No-Action alternative would not result in adverse impacts associated with increased noise levels, the existing agricultural activities in those areas have a high potential for impacts associated with toxic chemicals.

Mitigation Measures: City and County standards require spill prevention plans for development.

Land and Shoreline Use and Housing

Impacts: The urban growth boundary is proposed to expand by up to 1,200 gross acres. None of the alternatives are located in a shoreline area. This expansion will change the land use in these areas from rural and agricultural to urban. Potential growth under all alternatives is likely to occur through scattered infill, redevelopment of existing properties, and new development on vacant land. The proposed changes in the development pattern will be at densities and intensities that are significantly higher than the existing development pattern. Existing agricultural uses within the newly designated urban growth area would be under increased pressure for conversion to other uses. All alternatives include the conversion of roughly 320 acres of AC-5. The proposals were an attempt to create regular boundaries and limit the amount of commercial agricultural land considered for conversion. Alternatives 2 and 3 include no land currently designated AC-10. Alternatives 1 and 4 include 70 acres of AC-10 and Alternative 5 includes 45 acres of AC-10. The alternatives proposed would increase land available for housing. Under the No-Action alternative there would be a shortage of land available for residential development to meet the 20-year planning horizon resulting in a lack of options for housing which could adversely impact the affordability.

Mitigation: Policies and implementation recommendations in the proposed comprehensive plan text amendments address insuring that development occurs in a logical pattern following the provision of urban services.

Transportation

Impacts: The proposed expansion of the urban growth boundary will increase traffic on roads within the planning area as a result of development at urban densities. Increased traffic will result in the need for improvements to the existing streets and new roads to provide an efficient transportation network. Some of the proposed expansion areas are located within the Horizontal Surface Limits and Approach Surface Limits areas for the Pangborn Memorial Airport. Development of residential and commercial uses at increased densities in those areas may be impacted by airport operations. The No-Action alternative would result in low intensity and low density development adjacent to

the airport and less demand for new roads. However, development pressures in other areas would increase resulting in more congestion in those areas.

Mitigation Measures: Since street access is an essential component needed to support urban densities, a limited analysis of potential circulation corridors was performed for the areas involved in Alternatives 1-5. The analysis relied upon a recently completed LIDAR mapping project that shows topography throughout the urban area and the surrounding lands. Douglas County GIS and engineering staff evaluated the information available and prepared maps of various potential routes. The memo and maps from that exercise is included as **Exhibit 5**. Policies and implementation measures have been included in the proposed amended text of the comprehensive plan to insure that development within the airport protection zones is limited in height and refers to the need for additional sound insulation in structures due to proximity of the airport. The existing airport overlay district in the City and County codes assures that land uses in the vicinity of the airport are compatible with the continued use of the airport. The proposed land uses would not be in conflict with these adopted protection measures.

Public Services and Utilities

Impacts: Residential, commercial, and industrial development would place increased demands on fire and police protection, schools, communications, sewer service, parks, water service, and solid waste collection and disposal.

- Sewer: The Douglas County Sewer District provides sewer service to the East Wenatchee Area. Their existing service area is approximately 5,430 acres in size and encompasses less than 68% of the existing UGA. Their service lines extend into less than 42% of the existing UGA. They have indicated they would have difficulty serving the area proposed for the expansion of the UGA with their present plant capacity. Their first priority is to serve properties within the District before extending into either the existing or proposed UGA. All alternatives impact the capital facilities planning for the Sewer District.
- Water: The East Wenatchee Water District provides domestic water to the existing UGA and all areas proposed for UGA expansion. Their plans for service would not be affected by any alternatives. They have expressed interest in installing additional reservoirs in the Badger Mountain area and the area north of 10th Street NE.

Mitigation Measures: The provision of urban services is a requirement of the GMA when designating or expanding a UGA. It is the policy of the Greater East Wenatchee Area Comprehensive Plan that land use activities be coordinated with the installation of all supporting infrastructure. Several policies in the Plan specifically limit development activity until all urban services area available. Implementation recommendations may include shadow platting, clustering, maximum setbacks and other tools to ensure that the development pattern is urban and follows the extension of sewer and water. The adequacy of public services and utilities would be specifically addressed during review

of each development proposal. All alternatives would require that the Sewer and Water Districts update their capital facility plans to accommodate the population projected for the 20-year planning horizon in the Greater East Wenatchee Area.

Conclusions

As described previously, the primary purpose of the supplemental environmental analysis is to help focus on issues that were not addressed within the EIS non-project action developed for the 1995 Greater East Wenatchee Area Comprehensive Plan and review the proposed amendments in relation to their affects on the environment.

Several general observations can be made:

- Under all alternatives, or combination of the alternatives, air quality, aesthetics, and critical areas would need to be further addressed as part of project-level review of individual proposals or through a more detailed area-wide analysis.
- Alternative 1 – 5 provides a regional approach to development and improvements to the transportation network.
- Alternative 1 provides increased opportunities for commercial and mixed-use development in the urban area.
- In general, impacts under Alternative 2 would be greater than Alternative 1.
- Continued population and employment growth in the County will increase the number of vehicle trips on state and county arterials.
- Adding more residents and more employment to the area will increase noise levels, air quality and/or ground/surface water impacts both from short-term construction activities and from long-term "general" sources caused by people living in a rural environment.
- A growing population and work force will increase the need for fire, police services and emergency services, as well as for parks, water supply and electricity

F. IMPLEMENTATION

Amendment proposals include edits, modifications, and additions to the goals and policies of the Greater East Wenatchee Area Comprehensive Plan and the Countywide Comprehensive Plan, the re-designation of lands within the unincorporated areas of the study area, and amendments to the Douglas County Development Code and East Wenatchee Municipal Code to implement the policy and map amendments.

G. ZONING AND PERMITTING

Zoning and permitting requirements may vary depending on the designation of a particular site. For example, sites within agricultural designations or areas with extensive critical areas (presumably higher likely impacts) could require more rigorous procedures and greater scrutiny to ensure that impacts are addressed. Conversely, sites within higher density designation categories (presumably lower impacts) could be subject to less administrative processes.