



Department of Community and Economic Development

1350 McKittrick Street, Suite 1A
Wenatchee, WA 98801

Ph. (509) 888-3200, Fax (509) 888-3201

DETERMINATION OF NONSIGNIFICANCE (DNS)

Description of Proposal: Amendments to the Wenatchee City Code (WCC) Title 10 – Zoning; establishment of zoning regulations related to the growing of medical marijuana for personal use.

1. Addition to Definitions for Medical Cannabis and related activities.
2. City-wide prohibition of Medical Marijuana Cooperatives (RCW 69.51A.250).
3. Requiring individual growing / production / processing / storage of (non-cooperative) medical marijuana to be indoors and prohibiting outdoor growing (RCW 69.51A.210 / 260).

Proponent: City of Wenatchee and Chelan County

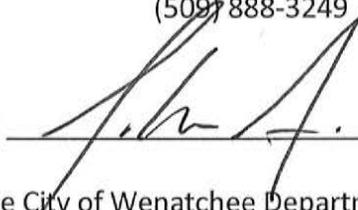
Location of Proposal: Wenatchee city limits and if adopted by Chelan County, the Wenatchee Urban Growth Area outside of the city limits.

Lead Agency: City of Wenatchee

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

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 in writing or e-mail by November 15, 2016.**

Responsible Official: John Ajax, Senior Planner
1350 McKittrick Street
Wenatchee, WA 98801
jajax@wenatcheewa.gov
(509) 888-3249

Signature: 

Date: 10/27/16

Contact the City of Wenatchee Department of Community and Economic Development at the address for additional information regarding nonproject SEPA appeal procedures.

SEPA 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.**

A. Background

1. Name of proposed project, if applicable:

City of Wenatchee – 2016 Development Regulations Update – Medical Cannabis

2. Name of applicant:

City of Wenatchee

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

John Ajax

1350 McKittrick Street

Wenatchee, WA 98801

(509) 888-3249

4. Date checklist prepared:

October 26, 2016

5. Agency requesting checklist:

City of Wenatchee, Department fo Community and Economic Development

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

Adoption process / public hearings will occur November 2016 through January 2017

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

No additional activity is anticipated at this time. Annual review of code amendments will be conducted after new code is implemented.

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

No additional environmental information has been directly prepared related to this code update.

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.

The City of Wenatchee has enacted a city-wide six month moratorium on related medical cannabis legislation that became effective July 1, 2016. The moratorium is effective through January 23, 2017 with potential for extension.

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

Ordinance approval by the Wenatchee City Council is required to implement development code updates.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Amendments to the Wenatchee City Code (WCC) Title 10 – Zoning; establishment of zoning regulations related to the growing of medical marijuana for personal use.

1. *Addition to Definitions for Medical Cannabis and related activities.*
2. *City-wide prohibition of Medical Marijuana Cooperatives (RCW 69.51A.250).*
3. *Requiring individual growing / storage of (non-cooperative) medical marijuana to be indoors and prohibiting outdoor growing (RCW 69.51A.210).*

- 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.**

City of Wenatchee for all property inside the Wenatchee city limits and if adopted by Chelan County Chelan, all areas within the unincorporated Wenatchee Urban Growth Area outside of the Wenatchee city limits.

C. Signature

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

Signature: _____



Name of signee: John Ajax

Position and Agency/Organization: Senior Planner, City of Wenatchee

Date Submitted: 10/27/16

D. supplemental sheet for nonproject actions

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

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

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

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

Based on discussions with local law enforcement and other agencies, there is potential for odor to occur with the outdoor growing of medical marijuana. There is unlikely to be any associated productions of noise or release of toxic or hazardous substances.

Proposed measures to avoid or reduce such increases are:

The proposed code prevents impacts to surrounding properties such as odor, by allowing growing to occur only within a habitable dwelling unit.

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

The proposed code, by nature, is unlikely to affect plants, animals, fish, or marine life.

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

No additional mitigation proposed.

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

Indoor growing of medical marijuana plants may require an artificial light source using electricity. Based on the maximum number of plants allowed to be grown at fifteen, impacts to energy sources / supply are unlikely.

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

No additional mitigation proposed.

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

The proposed code, by nature, is unlikely to affect environmentally sensitive areas or areas designate for governmental protection.

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

No additional mitigation proposed.

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

The proposed code, by nature, is unlikely to affect land and shoreline use.

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

No additional mitigation proposed.

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

The proposed code, by nature, is not likely to increase demands on transportation, public services, or utilities.

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

No additional mitigation proposed.

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

Proposal does not conflict with any law or requirements for the protection of the environment.