



City of Cashmere

101 Woodring Street
Cashmere, WA 98815
Ph (509) 782-3513 Fax (509) 782-2840
Website www.cityofcashmere.org

STAFF REPORT MEMORANDUM

DATE: December 2, 2020
TO: City Planning Commission
FROM: Steve Croci – Director of Operations
RE: Zoning Code Revisions – Accessory Dwelling Unit

A. Requested Action

Adoption of amendments to Cashmere Municipal Code (CMC) to Title 17 Accessory Dwelling Units (definition, use chart, and parking requirements).

The Planning Commission is being asked to review, consider, and make a recommendation to the City Council to approve, approve in part or deny adoption of the proposed Zoning Code and Definition amendments relating to Accessory Dwelling Units.

General Information

The topic was discussed during Planning Commission meetings in the spring and summer 2020.
Planning Commission hearing notification published on: November 25, 2020
Planning Commission hearing on: December 7, 2020
60-day State agency review: February 1, 2021

An Accessory Dwelling Unit (ADU) is a separate living space either within a house or located on the same property as an existing house. An ADU can be in many forms, such as a basement apartment, converted garage, or detached structure. ADUs can be living space for an aging parents or other family members, provide space for guests or caretakers, or be a rental to generate income for the homeowner while providing affordable housing to the community.

Cashmere Municipal Code (CMC) 17.72.110 currently requires homeowners to obtain a conditional use permit (CUP) to allow an ADU within the suburban residential, airport residential, and multi-family residential zones. ADUs are not permitted in single-family residential. The CUP process requires public notice and a public hearing before the Hearing Examiner.

City staff has found that homeowners find the CUP requirement to be cumbersome, and that it encourages illegal garage and basement conversions by homeowners attempting to circumvent

the permitting process. Illegally converted spaces often do not comply with life safety requirements.

The topic was discussed during several Planning Commission meetings in spring and summer 2020. The current proposal requires that within the single-family residential zone, ADUs would require a full administrative review by city staff (CMC 14.09.040) to ensure the project is compatible with the existing neighborhood and complies with city code and life safety requirements. Within the suburban residential, airport residential, and multi-family residential zones, ADUs would require a limited administrative review (CMC 14.09.030) to ensure the ADU complies with city code and life safety requirements.

The proposed changes include revising the definition of Accessory Dwelling and moving the current ADU requirements within CMC 17.72 Conditional Uses to a new section in CMC 17.58 General Regulations. Some changes have been made to the current regulations, including:

- ADUs will require a full or limited administrative review instead of a conditional use permit.
- ADUs will only need separate utility connections when feasible. If not feasible, the utility can be combined but will be charged as a duplex.
- Owners must file a restrictive covenant to ensure that all future property owners understand that one of the units must be the owner's primary residence.
- Parking requirement is clarified to be two off-street parking space.
- The design of the ADU shall be consistent with the design of the primary structure.
- An ADU may not be rented for a term of less than 30 days (short-term rental).

The differences between the current code and the new code section are shown below.

17.58.160 ~~17.72.110~~ Accessory Dwelling Units

Accessory dwelling units, as defined in Chapter 17.08 CMC, shall be subject to a limited administrative review to determine that the following minimum criteria are met, except accessory dwelling units within the single-family residential zoning district shall be subject to a full administrative review: The minimum conditions for accessory dwelling units shall be as follows:

- A. Only one accessory dwelling unit shall be allowed per building lot or home site in conjunction with a single-family structure, even if such structure is built on more than one platted lot.
- B. An accessory dwelling unit may be attached to, created within, or detached from a new or existing primary single-family dwelling unit.

- C. The property owner (which shall include title holders and contract purchasers) shall occupy either the primary unit or the accessory unit as their permanent residence for at least six months of the year. ~~An annual ownership certification shall be required to ensure this condition is maintained.~~

Prior to issuance of a permit the property owner shall record a restrictive covenant with the Chelan County auditor's office and provide a copy of the recorded covenant. Said covenant shall identify the address and legal description of the property and state the following: the property owner resides in either the principal dwelling or the accessory dwelling unit for more than six months each year, that the owner will notify any prospective purchaser of the property of the limitations and requirements of this chapter, and that the permit will be revoked if the accessory dwelling unit at any time fails to meet the requirements of this chapter. The document shall run with the land and bind all current and future property owners, and the owner's assigns, beneficiaries and heirs.

- D. The accessory dwelling unit will require ~~one~~ two off-street parking spaces, which is in addition to any off-street spaces required for the primary single-family dwelling unit.
- E. The floor area for the accessory dwelling unit shall in no case exceed 900 square feet, nor be less than 300 square feet, and the accessory dwelling unit shall contain no more than two bedrooms. Additionally, the square footage of the accessory dwelling unit shall be no more than 50 percent of the area of the primary single-family dwelling.
- F. An accessory dwelling unit, together with the primary single-family dwelling unit and other accessory buildings or structures with which it is associated, shall conform to all other provisions of this code, and no variance of yard setback or building lot coverage requirements will be granted.
- G. The accessory dwelling unit shall meet the minimum requirements of the International Building Code, International Fire Code, health district and all other local, state and federal agencies.
- H. The accessory dwelling unit shall have separate utility connections when feasible. If separate utility connections are not feasible the utilities will be charged as a duplex. In either case,; ~~however,~~ the property owner, as shown on the Chelan County assessor records, shall be responsible for ensuring the utility bills associated with both the primary and accessory are paid in a timely fashion.
- I. Future subdivision shall require compliance with all applicable provisions of the CMC including, without limitation, minimum lot size and yard area requirements.
- J. Conversions of accessory storage structures, including without limitation garages and carports, to accessory dwelling units shall only occur when that existing structure meets the required yard setbacks for a residence, including without limitation the rear and side yard requirements.

- K. The design of the accessory dwelling unit shall be consistent with the design of the principal dwelling unit and shall maintain the style, appearance and character of the main building, and shall use matching materials, colors, window style, and comparable roof appearance.
- L. An accessory dwelling unit may not be rented for a term of less than 30 days.

17.18.020 District Use Chart.

	SF	SR	AR	MF	P	DB	C/LI	WI
Residential Uses								
Accessory Dwelling <u>Unit</u>	PRM	PRM CUP	PRM CUP	PRM CUP				

B. SEPA Environmental Review

An Environmental Checklist. 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 December 9, 2020. The SEPA Checklist and DNS are included within the file of record and adopted by reference.

C. Code Review Criteria

The Cashmere Comprehensive Plan identifies a need for additional housing to serve long-term needs, including the following goals and policies:

- Offer a variety of housing densities throughout the community and implement development criteria to ensure compatibility within and among different neighborhoods. (Residential Policy 3.1)
Staff analysis: The proposal allows ADUs in all residential zoning districts and requires compliance with zoning code regulations to ensure compatibility.
- Allow for a variety of housing to meet all economic segments of the community. (Residential Goal 5)
Staff analysis: ADUs provide affordable housing opportunities for all economic segments of the community.
- Maintain high standards for residential development, construction and maintenance. Such standards should include a diverse choice of housing types, quantities and designs including those for senior citizens, physically challenged and multiple income levels. (Residential Goal Policy 5.2)

Staff analysis: The proposal requires compliance with city code and life safety standards. Compliance with these regulations will ensure high quality construction, and provide additional opportunities for affordable housing and for senior citizens to live near family.

- Use land use planning and zoning tools to ensure that a variety of housing types and residential densities can be accommodated within the Urban Growth Area. (Housing Goal Policy 1.1)

Staff analysis: The proposal increases the opportunity to permit ADUs throughout the residential zones, increasing the variety of housing types.

- Recognize and accommodate special needs populations within the community, including those requiring residential care facilities, skilled nursing care facilities and/or other long-term or temporary living quarters. (Housing Goal Policy 1.3)

Staff analysis: ADUs provide opportunities for the elderly, physically challenged, and other special needs populations to live independently but near family instead of or before being moved into a special care facility.

- Recognize that affordable housing must also be safe and require all new construction and manufactured homes to comply with the most current building, construction and placement codes and standards. (Housing Goal Policy 1.6)

Staff analysis: The proposal requires that ADUS comply with the most current codes and standards.

- Protect the integrity of established residential neighborhoods. (Housing Goal 2)

Staff analysis: The proposal requires that ADUs within single family residential zones go through a public review process to ensure compatibility within the established neighborhood.

D. Suggested Findings of Fact:

1. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.
2. The amendments are consistent with City of Cashmere's Title 14 Development Code Administration.
3. Pursuant to WAC 197-11 and RCW 43.21C of the State Environmental Policy Act (SEPA), an environmental review and a threshold determination was completed, and a Determination of Non-Significance (DNS) was issued on December 9, 2020.

4. The City of Cashmere has adopted the City of Cashmere's Chelan County Comprehensive Plan pursuant to the Growth Management Act (GMA), RCW Chapter 36.70A.
5. The City of Cashmere's Planning Commission is responsible for long range planning matters and providing implementation recommendations to assure compliance with the Growth Management Act for the City of Cashmere and its Urban Growth Area. These measures include updates and amendments to the comprehensive plan; development regulations, environmental regulations, and any other rules, actions or regulations deemed necessary to implement the Growth Management Act.
6. RCW Chapters 36.70 and 36.70A authorize the adoption of development regulations.
7. A public hearing date was published in the Cashmere Record on November 25 and December 2, 2020 for amendments.
8. On December 2, 2020 the City of Cashmere provided formal notice to the Washington State Department of Commerce of the intent to adopt amendments to the Cashmere Municipal Code and initiation of the 60 day review and comment periods.
9. On December 7, 2020, the City of Cashmere Planning Commission will conduct an advertised public hearing. The Planning Commission will enter into the record the files on this amendment, accepted public testimony, and deliberated the merits of the proposal.
10. The City of Cashmere Planning Commission has reviewed the entire record and public testimony as it relates to the proposed amendments to the Cashmere Municipal Code.

E. 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 proposed amendments are consistent with the City of Cashmere Planning Policies and the City of Cashmere Comprehensive Plan.
4. The proposed amendments are consistent with the requirements of Revised Code of Washington, and the Washington Administrative Code.
5. The proposed amendments have been reviewed and processed in accordance with the requirements of Title 14 Development Permit Procedures and Administration of the Cashmere Municipal Code.

F. Draft Motion

Based upon the findings of fact and conclusions of law contained within this staff report, I recommend the current zoning code be amended to allow ADUs in all residential zones as proposed.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CASHMERE, WASHINGTON; REVISING AND ADDING PROVISIONS TO TITLE 17 OF THE CASHMERE MUNICIPAL CODE, REGULATING ACCESSORY DWELLING UNITS; CONTAINING A SEVERABILITY PROVISION; AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City Council and City Planning Commission have studied the issue of accessory dwelling units for several weeks; and

WHEREAS, the Planning Commission has held a public hearing to consider the amendments to Title 17 of the Cashmere Municipal Code as set forth in this Ordinance and recommends approval of this Ordinance to the City Council; and

WHEREAS, the City Council has considered the recommendation of the Planning Commission and concurs with the recommendation of the Planning Commission and finds that adoption of this Ordinance is in the best interest of public health, safety, and welfare of the citizens of the City of Cashmere; now therefore,

THE CITY COUNCIL OF THE CITY OF CASHMERE, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. The definition of “Accessory Dwelling” as set forth in Section 17.08.010 of the Cashmere Municipal Code is hereby repealed.

Section 2. An amended definition of “Accessory Dwelling Unit” is hereby added to Section 17.08.010 of the Cashmere Municipal Code to read as follows:

“Accessory Dwelling Unit” means a separate dwelling unit integrated within or attached to a single-family dwelling, or one located as a detached accessory structure located on the same lot as a single-family dwelling.

Section 3. Section 17.18.020 of the Cashmere Municipal Code, the District Use Chart is hereby amended so the existing reference to “Accessory Dwelling” is changed to “Accessory Dwelling Unit” and the District Use Chart designations are amended to read as follows:

17.18.020 District Use Chart.

	SF	SR	AR	MF	P	DB	C/LI	WI
Residential Uses								
Accessory Dwelling Unit	PRM	PRM	PRM	PRM				

Section 4. A new Section 17.58.160 is hereby added to the Cashmere Municipal Code titled "Accessory Dwelling Units" to read as follows:

17.58.160 Accessory Dwelling Units

Accessory dwelling units, as defined in Chapter 17.08, shall be subject to a limited administrative review to determine that the following minimum criteria are met, except accessory dwelling units within the single-family residential zoning district shall be subject to a full administrative review:

A. Only one accessory dwelling unit shall be allowed per building lot or home site in conjunction with a single-family structure, even if such structure is built on more than one platted lot.

B. An accessory dwelling unit may be attached to, created within, or detached from a new or existing primary single-family dwelling unit.

C. The property owner (which shall include the title holder or contract purchaser) shall occupy either the primary dwelling unit or the accessory dwelling unit as their permanent residence for at least six months of the year.

Prior to issuance of a permit the property owner shall record a restrictive covenant with the Chelan County Auditor's office and provide a copy of the recorded covenant to the City. The recorded covenant shall identify the address and legal description of the property and state the following: the property owner resides in either the principal dwelling unit or the accessory dwelling unit for more than six months each year, that the owner will notify any prospective purchaser of the property of the limitations and requirements of this chapter, and that the City permit will be revoked if the accessory dwelling unit at any time fails to meet the requirements of this Section. The recorded document shall run with the land and bind all current and future property owner, and their successors.

D. The accessory dwelling unit will require two off-street parking spaces, in addition to any off-street spaces required for the primary residential structure located on the property.

E. The floor area for the accessory dwelling unit shall in no case exceed 900 square feet, nor be less than 300 square feet, and the accessory dwelling unit shall contain no more than two bedrooms. Additionally, the square footage of the accessory dwelling unit shall be no more than 50 percent of the area of the primary single-family dwelling.

F. An accessory dwelling unit, together with the primary single-family dwelling unit and other accessory buildings or structures located on the same lot, shall conform to all other provisions of this code, and no variance of yard setback or building lot coverage requirements will be granted.

G. The accessory dwelling unit shall meet the minimum requirements of the International Building Code, International Fire Code, local health district and all other local, state and federal agencies.

H. The accessory dwelling unit shall have separate utility connections when feasible. If separate utility connections are not feasible the utilities will be charged as a duplex. In either case, the property owner, as shown on the Chelan County Assessor records, shall be responsible for ensuring the utility bills associated with both the primary dwelling unit and accessory dwelling unit are paid in a timely fashion.

I. Future subdivision shall require compliance with all applicable provisions of the City Code including, without limitation, minimum lot size and yard area requirements.

J. Conversions of accessory storage structures, including without limitation garages and carports, to accessory dwelling units shall only occur when that existing structure meets the required yard setbacks for a residence, including without limitation the rear and side yard requirements.

K. The design of the accessory dwelling unit shall be consistent with the design of the principal residential structure and shall maintain the style, appearance and character of the principal residential structure, and shall use matching materials, colors, window style, and comparable roof appearance.

L. An accessory dwelling unit may not be rented for a term of less than 30 days.

Section 5. Section 17.72.110 of the Cashmere Municipal Code setting forth minimum conditions for obtaining a Conditional Use Permit for an Accessory Dwelling Unit is hereby repealed.

Section 6. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

Section 7. This Ordinance shall take effect and be in full force five (5) days after this Ordinance or a summary thereof consisting of the title is published.

APPROVED:

MAYOR JAMES FLETCHER

ATTEST/AUTHENTICATED:

CITY CLERK, KAY JONES

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By: _____
CHARLES D. ZIMMERMAN

FILED WITH THE CITY CLERK: _____
PASSED BY THE CITY COUNCIL: _____
PUBLISHED: _____
EFFECTIVE DATE: _____
ORDINANCE NO. _____

SUMMARY OF ORDINANCE NO. _____

Of the City of Cashmere, Washington

On the _____ day of _____, 2020, the City Council of the City of Cashmere, Washington, passed Ordinance No. _____. A summary of the content of said Ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY OF CASHMERE, WASHINGTON; REVISING AND ADDING PROVISIONS TO TITLE 17 OF THE CASHMERE MUNICIPAL CODE, REGULATING ACCESSORY DWELLING UNITS; CONTAINING A SEVERABILITY PROVISION; AND SETTING AN EFFECTIVE DATE.

The full text of this Ordinance will be mailed upon request.

DATED this _____ day of _____, 2020.

CITY CLERK, KAY JONES

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 [\[HELP\]](#)

1. Name of proposed project, if applicable: Non-project ammendment to the City of Cashmere's Zoning Code related to accessory dwelling units
2. Name of applicant: City of Cashmere

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

Steve Croci

Director of Operations

101 Woodring Street

Cashmere, WA 98815

4. Date checklist prepared: December 2, 2020

5. Agency requesting checklist: Washington Department of Commerce

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

A public hearing with the Planning Commission is scheduled to occur on December 7, 2020.

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.

None.

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.

Not applicable.

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

A public hearing before and approval from the Cashmere Planning Commission and City Council.

Verification of Growth Management Act compliance by WA Department of Commerce.

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.)

The City of Cashmere is proposing to amend the zoning code to allow ADUs as permitted uses within the residential zones. Currently the zoning code requires ADUs to receive a conditional use permit, and ADUs are not permitted within the single-family residential zone.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you

are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The City of Cashmere is located in the geographic center of Washington State on the eastern side of the Cascade Mountains on Highway 2/97 between Wenatchee and Leavenworth. Township 23, Range 19, Section 4. The proposed changes are to residential zones.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

Located in the Wenatchee River Valley, Cashmere is bordered by the Wenatchee River and steep hillsides. The elevation of the city is between 800 and 1,000 feet above sea level. Ridges along the north side of the valley rise over 2,000 feet above sea level before ascending into the Entiat Mountains. South of Cashmere, mountains rise over 2,000 feet above sea level and extend into the Wenatchee Mountains and Mission Ridge.

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

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

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site.

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.

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site.

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

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site.

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.

No filling or grading is proposed as part of this non-project proposal. Development proposals emerging subsequent to the adoption of this update would be evaluated relative to federal, state, and local regulations and standards on an individual project-specific basis.

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

No erosion would result from the adoption of this non-project proposal. Future development proposals will be evaluated and subject to the federal, state, and local regulations and standards, as well evaluated for consistency with the goals and policies of the 2019 City of Cashmere Comprehensive Plan Update.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? This is a planning document and will not involve any earth movement.

The proposal is to amend the zoning code and does not relate to a specific project. Future development proposals will be evaluated and subject to the adopted regulations and standards.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
As a non-project proposal, no specific development conditions are presented. Future development will need to conform to City standards and regulations during project review.

2. Air [\[help\]](#)

- 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.

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

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

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 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.

Mission and Brender Creeks flow into the Wenatchee River and all are located within the residential zoning districts.

- 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.

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

- 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.

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

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

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

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

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

- 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.

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Permitted ADUs will be served by the City's water system if available. ADUs outside of the city's service area may be served by well water until water service is extended to the area. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Permitted ADUs will be served by the City's sewer system if available. ADUs outside of the city's service area may be served by septic systems until the sewer service is extended into the area. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

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.

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

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

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

4. Plants [\[help\]](#)

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?

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

- c. List threatened and endangered species known to be on or near the site.
There are no know threatened or endangered species within the residential zoning districts.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.
- e. List all noxious weeds and invasive species known to be on or near the site.
Toadflax, Knapweed, Thistle, Puncture vine

5. Animals [\[help\]](#)

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

birds: hawk, heron, eagle, songbirds, neo-tropical migrants, quail
mammals: deer, beaver, squirrels, mice, racoons
fish: salmon, trout, whitefish, sucker
- b. List any threatened and endangered species known to be on or near the site.
According to the US Fish and Wildlife Service there is no critical habitat at this location. The Canada Lynx, Gray Wolf, North American Wolverine, Marbled Murrelet and Bull Trout are listed as threatened species in this area.
- c. Is the site part of a migration route? If so, explain.
Yes, the site is considered in the Pacific flyway.
- d. Proposed measures to preserve or enhance wildlife, if any: Not Applicable.
The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.
- e. List any invasive animal species known to be on or near the site.
None known.

6. Energy and Natural Resources [\[help\]](#)

- 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.
Based on current trends, energy used is anticipated to be electric, natural gas, and solar. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

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:

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

7. Environmental Health [\[help\]](#)

c. a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No. This proposal is to allow for accessory dwelling units. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

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

None known within the residential zoning districts.

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.

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

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.

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

4) Describe special emergency services that might be required.

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

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

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

b. Noise

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

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

- 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.

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

- 3) Proposed measures to reduce or control noise impacts, if any:

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

8. Land and Shoreline Use [\[help\]](#)

- 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 project will allow for additional residential uses within the residential zones. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Some residential zoned land is currently in agricultural use. However, none of the land is of long-term significance and all land has already been evaluated for conversion to residential uses when it was included within city limits or the urban growth area. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

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:

Some residential zoned land is adjacent to working agricultural land, but is not anticipated to affect business operations. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals

would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

c. Describe any structures on the site.

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

d. Will any structures be demolished? If so, what?

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

e. What is the current zoning classification of the site?

Current zoning is single-family residential, suburban residential, airport residential, and multi-family residential zones.

f. What is the current comprehensive plan designation of the site?

The Comprehensive Plan identifies the land use as residential.

g. If applicable, what is the current shoreline master program designation of the site?

Portions of the residential zones are within the Shoreline Residential Zone and Urban Conservancy. However, this proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures and the SMP.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Portions of the residential zones are classified as critical areas; however, the proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

i. Approximately how many people would reside or work in the completed project?

This proposal is to allow additional housing within the city on developed residential lots. Therefore, when a homeowner decides to construct an ADU, there may be additional residents living in the completed project. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

j. Approximately how many people would the completed project displace?

This proposal is to allow additional housing within the city. No displacement will occur. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not Applicable. The proposal is a non-project proposal and does not recommend project

action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposal is consistent with the 2019 Comprehensive Plan. The proposal requires administrative review and approval to ensure compatibility and consistency with city code. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

- c. Proposed measures to reduce or control housing impacts, if any:

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

- b. What views in the immediate vicinity would be altered or obstructed?

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency

with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

- c. Proposed measures to reduce or control aesthetic impacts, if any:
Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.
- c. What existing off-site sources of light or glare may affect your proposal?
Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.
- d. Proposed measures to reduce or control light and glare impacts, if any:
Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Wenatchee River, City Parks, trails, wildlife viewing and open space.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No. The proposal is for accessory dwelling units on existing residential parcels. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

13. Historic and cultural preservation [\[help\]](#)

- 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.

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

- 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.

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

- 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.

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

- 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.

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

14. Transportation [\[help\]](#)

- 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.

State Highway 2/97 provides the primary access to the City. It runs east and west and connects Everett in the western part of the state to Spokane in the east. The residential zones are served by city streets.

- 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?

The regional transit service Link serves the City of Cashmere with numerous stops in the City and UGA.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The proposal requires two off street parking space for each ADU. Project-specific

proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?
Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.
- h. Proposed measures to reduce or control transportation impacts, if any:
Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

15. Public Services [\[help\]](#)

- 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.
Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
Not Applicable. The proposal is a non-project proposal and does not recommend project

action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

16. Utilities [\[help\]](#)

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.

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Cashmere Municipal Code and the City SEPA procedures.

C. Signature [\[HELP\]](#)

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: Steve Croci

Name of signee Steve Croci

Position and Agency/Organization Director of Operations, City of Cashmere

Date Submitted: 12/02/2020

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

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

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

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

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

The project is not likely to increase any of the listed items. The project is to allow additional residential development on existing parcels.

Proposed measures to avoid or reduce such increases are:

None. Future development will be in accordance with Cashmere Municipal Code and will be subject to additional local, state, and federal requirements and/or approvals.

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

Construction of ADUs may require the removal of residential vegetation, such as lawn, gardens, and flower beds.

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

None. Future development will be in accordance with Cashmere Municiple Code and will be subject to additional local, state, and federal requirements and/or approvals.

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

ADUs are limited in size and must be constructed following the Washington State Energy Code which requires energy efficiencies. No natural resources or energy will be depleted.

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

None. Future development will be in accordance with Cashmere Municiple Code and will be subject to additional local, state, and federal requirements and/or approvals.

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 proposal will not use or affect these areas. All development must comply with the city's critical areas ordinance which provides environmental protection.

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

None. Future development will be in accordance with Cashmere Municiple Code and will be subject to additional local, state, and federal requirements and/or approvals.

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 proposal will not allow uses incompatible with existing plans. All development must comply with the city's zoning code and Shoreline Master Program.

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

None. Future development will be in accordance with Cashmere Municipality Code and will be subject to additional local, state, and federal requirements and/or approvals as well as the Shorelines Master Program.

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

The additional housing units are not likely to increase demand on services beyond capacity. All required services have capacity for the additional demand.

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

None. Future development will be in accordance with Cashmere Municipality Code and will be subject to additional local, state, and federal requirements and/or approvals.

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

Each individual proposal will be required to demonstrate compliance with local, state, or federal laws and requirements for the protection of the environment.



City of Cashmere

101 Woodring Street

Cashmere, WA 98815

Ph (509) 782-3513 Fax (509) 782-2840

Website www.cityofcashmere.org

NOTICE IS HEREBY GIVEN that the City of Cashmere has issued a Determination of Non-significance for the following project.

PROJECT DESCRIPTION: Updates to Cashmere Municipal Code Title 17 Zoning relating to Accessory Dwelling Units.

PROJECT PROPONENT: City of Cashmere

DATE DNS ISSUED: December 9, 2020

PROJECT LOCATION: Cashmere, WA

SEPA REVIEW: The City of Cashmere has determined that this proposal will 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). The project file is available for review at Cashmere City Hall, 101 Woodring Ave., Cashmere, WA 98815 or <https://apps.ecology.wa.gov/separ/Main/SEPA/Search.aspx>

This DNS is issued under WAC 197-11-340(2) and the comment period will end on December 23, 2020.

CITY CONTACT: Steve Croci, Director of Operations

steve@cityofcashmere.org

509-782-3513

Publish in Cashmere Valley Record: Wednesday, December 9, 2020