

Kennels, Commercial				CUP
Kennels, Hobby		CUP		
Livestock, Commercial				
Livestock, Personal				
Nursery, Commercial/Retail				PRM
Nursery, Wholesale			CUP	PRM
Agriculture Packing/Storage Facility				PRM
Poultry, Personal				
Riding Stable				
Slaughterhouse				
Tree Fruit Production				
Vineyard				
COMMERCIAL USES				
Art Galleries, Museums			PRM	CUP
Auto/Truck Sales and Service			CUP	PRM
Auto Towing - Secured				CUP
Bakery, Retail			PRM	PRM
Boat Sales and Service			CUP	PRM
Car Rental			PRM	PRM
Car Wash			PRM	PRM
Commercial Copiers/Printers			PRM	PRM
Condominiums - Time-Share and Similar Resort Operations (Planned Development)		PRM		CUP
Convenience Store	CUP	CUP	PRM	CUP
Construction Offices, Temporary	ACC	ACC	ACC	ACC
Dry Cleaners, Laundromat			PRM	PRM
Farmer's Market				CUP
Financial/Lending Institution (Bank, Etc.)			PRM	PPP
Food/Beverage Service			PRM	PRM
Food/Beverage Service Mobile			CUP	CUP
Funeral Home/Crematorium				CUP
Gas/Service Station			CUP	CUP
Hardware/Garden Store			PRM	PRM
Heating and Plumbing Sales and Services				PRM

Hotels/Motels			PRM	PRM
Manufactured Home Sales			CUP	CUP
Micro-Brewery/Winery				CUP
Mini-Storage, Commercial Users				CUP
Mini-Storage, Personal Users				PRM
Newspaper Publishing				CUP
Parking Lots - Commercial or Public (Garages)				PRM
Personal Services (Barber, Salon, Etc.)		CUP	PRM	PRM
Pet Services			PRM	CUP
Pharmacies			PRM	PRM
Professional Services (Lawyer, Psychiatrist, Etc.)		CUP	PRM	PRM
Repair Services, Electronics/Appliances			CUP	PRM
Repair Services, Automobile			CUP	PRM
Restaurant			PRM	PRM
Retail Stores (Grocery, Food, Etc.)			PRM	PRM
Retail Stores (Textile, Sporting Goods, Etc.)			PRM	PRM
RV Sales and Service			<del>CUP</del>	PRM
Taverns, Bars, Cocktail Lounges			PRM	PRM
Truck Stops				<del>PRM</del> <del>CUP</del>
Variety Stores, Gift Store			PRM	PRM
Video Rental			PRM	CUP
INDUSTRIAL USES				
Heliports				CUP
Apparel Manufacture, Wholesale				CUP
Apparel Manufacture, Dressmaker				PRM
Asphalt Paving Plant				CUP
Beverage Industry				CUP
Bulk Fuel Distributor				CUP
Canning/Packing Foods				CUP
Cement/Concrete Plant				CUP

Chemical Manufacture				CUP
Electronic Product				
Manufacture/Assembly				CUP
Hardware Product				
Manufacture/Assembly				CUP
Medical/Scientific Product				
Manufacture/Assembly				CUP
Fabricated Metal Products				CUP
Food Processing				CUP
Furniture Products				
Manufacture/Assembly				CUP
Glass Products				
Manufacture/Assembly				CUP
Gravel Pit (Extraction, Crushing, Screening, Etc.)				CUP
Hazardous Waste Storage, On Site				CUP
Hazardous Waste Treatment, On-Site				CUP
Hazardous Waste Storage and/or Treatment, On- or Off-Site				CUP
Leather Products Manufacture/Assembly				CUP
Machinery/Heavy Equipment Manufacture/Assembly				CUP
Paperboard Containers Manufacture				CUP
Plastic Products Manufacture/Assembly				CUP
Prefabricated Wood Products				CUP
Printing, Publishing, Binding				CUP
Rendering Plants				
Rubber Products				CUP
Sheet Metal/Welding Shops				CUP
Wrecking/Junk Yard/Used Building Material				CUP
RECREATIONAL USES				
Adult Entertainment				CUP
Bowling Alleys			PRM	
Campground, Tents and RVs				
Dance Hall			CUP	
Drive-In Theater				CUP

Fairgrounds				CUP
Arcade Room, Billiards and pool			PRM	PRM
Golf Course	CUP	CUP		
Driving Range				PRM
Gun/Sportsmen's Club				
Exercise Facility		CUP	PRM	
Miniature Golf			PRM	
Theaters			PRM	PRM
Racetrack/Speedway (Horse, Mini-Sprint, Etc.)				CUP
Roller-Skating Rink			CUP	

**Chapter 15.08**

The City proposes to remove 15.08 Off-Street Parking from the Mattawa Municipal Code and consolidate into 17.46 Off-Street Parking Requirements for clarity.

**Chapter 15.08**  
**OFF STREET PARKING REQUIREMENTS**

Sections:

- ~~15.08.010 Off street parking requirements generally.~~
- ~~15.08.020 Off street parking spaces required.~~
- ~~15.08.030 Parking requirements for uses not specified.~~
- ~~15.08.040 Mixed occupancies.~~
- ~~15.08.050 Joint uses.~~
- ~~15.08.060 Required improvement and maintenance of parking area and used car sales area.~~
- ~~15.08.070 Illumination of parking areas and used car sales area.~~
- ~~15.08.080 Disabled parking signs/post.~~

**Chapter 17.46**

The City proposes to amend 17.46 Off-Street Parking Requirements to consolidate off-street parking requirements in the Mattawa Municipal Code.

**17.46.030 Required off-street parking.**

A. The total number of off-street parking spaces required shall be calculated based on the total floor area of the proposed use (unless otherwise specified). The total floor area is defined as the gross floor area minus the following spaces:

1. Elevator shafts and stairways;
2. Public restrooms;
3. Public lobbies, common mall areas, atriums and courtyards provided solely for pedestrian access to the building from the exterior, and/or for aesthetic enhancement or natural lighting purposes; and
4. Permanently designated corridors.

B. The following categories shall be used in defining various types of land uses and activities:

1. Residential: single-family, duplex and multifamily dwelling units, excludes accessory dwelling units;
2. Community services: churches, schools, funeral homes, convalescent/nursing homes, clubs, lodges, grange halls, museums, art museums, municipal buildings, places of public assembly, libraries, educational facilities, theaters, golf courses, clubs, etc.;
3. General retail: grocery store, pharmacies, hardware, liquor, furniture, department, clothing stores, passenger terminals, bowling alleys, etc.;
4. General service: mini-marts, gas/service stations, beauty salons, espresso stands, eating and drinking establishments, public utility stations, etc.;
5. Transient services: hotels, motels, bed and breakfasts, boarding houses, etc.;
6. Professional office: law, doctor, real estate, accounting, insurance offices, financial institutions, banks, etc.;
7. Industrial facilities: wholesale trade, warehousing, processing and manufacturing plants, auto recycling and heavy equipment repair shops, etc.

C. The required number of parking spaces for each land use/activity category shall be as follows:

#### 17.46.090 Disabled parking signs/post.

A. Vertical signs for disabled accessible parking spaces are to be between thirty-six and eighty-four inches off the ground, have the International symbol of Access, have colors of white on blue background as described under RCW 70.92.120, and have the notice "State Disabled Permit Required" clearly printed thereon.

B. Any public or private building that was built or substantially remodeled after October 1, 1976 is required to have handicap accessible parking spaces. (Washington State Regulation for Barrier Free Facilities. WAC 51.10)

C. For each parking lot or garage provided to serve a building, a minimum of one disabled parking space must be provided or two percent of the first two hundred spaces. An additional disabled accessible parking stall shall be provided for each one hundred stalls over the two hundred parking space capacity.

D. Parking spaces shall be a minimum of twelve feet six inches wide. Two adjacent parking spaces may be used that are total of twenty-one inches wide, provided a marked access aisle of forty-eight inches is located between the spaces.

E. The parking spaces are to be located to provide the least distance to the entrance of the building they are servicing.

## Chapter 17.44

*The City proposes to amend 17.44 General Regulations to remove parking requirements for accessory dwelling units per [RCW 36.70A.698](#) and regulate manufactured housing the same as site built housing per [RCW 35.21.684](#), [RCW 35.63.160](#), and [RCW 36.01.225](#)*

### 17.44.025 Accessory dwelling units.

An accessory dwelling unit, as defined in Chapter [17.10](#) of this title, shall meet the following minimum requirements:

A. ~~Only one~~<sup>Up to two</sup> 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;~~

D. The accessory dwelling unit will require one parking space, 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 ~~nine hundred square~~<sup>1,000 square</sup> feet, ~~nor be less than three hundred 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 ~~fifty-sixty~~ 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 must be connected to the water and sewer utilities of the dwelling unit and may not have separate services;

I. Future subdivision would require compliance with all applicable parts of the ~~town~~city of Mattawa Municipal Code including, without limitation, water and sewer hook-up; and

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 are permitted.~~

#### 17.44.075 Site development standards—Mobile/manufactured home parks.

All new, expanded or remodeled manufactured home developments shall comply with all the site development standards listed in this section or found within the Mattawa Municipal Code. All manufactured home developments shall ~~be set on a permanent foundation and comply with local design standards applicable to the zoning designation and neighborhood character. meet the following minimum standards:~~

~~A. Site development shall be at least two acres;~~

~~B. Area per dwelling site: a minimum of four thousand square feet of land per dwelling;~~

~~C. Housing density: a maximum of six dwellings per acre;~~

~~D. Service Road Width. All roads within the manufactured home park shall have paved travel lanes that meet the following standards:~~

~~1. For two-way traffic, each travel lane shall be eleven feet in width, plus an eight-foot wide parking lane, plus a four-foot wide pedestrian path (minimum of thirty-four feet total);~~

~~2. For one-way traffic, a twelve-foot travel lane, plus an eight-foot wide parking strip, plus a four-foot wide pedestrian walk (minimum of twenty-four feet total);~~

3. All roads shall be clearly marked and signed for traffic direction and safety;

E. Parking spaces: shall meet the standards of MMC Chapters 15.08 and 17.46

F. Setbacks. All manufactured homes shall be set back at least:

1. Front Yard. All dwellings and accessory structures shall be a minimum of fifty feet from the centerline of all adjacent public streets, or twenty feet from the right-of-way line, whichever is a greater distance;

2. Rear and Side Yards. All dwellings and accessory structures shall be a minimum of twenty feet from any property line adjacent to residential zoned districts, or at least ten feet from nonresidential zoned properties;

3. From Interior Service Roads. All manufactured homes and accessory structures shall be spaced so that the closed edge is at least twenty-four feet from the centerline of any adjacent service road;

4. From other manufactured homes: fifteen feet minimum spacing between dwelling units;

G. Site Numbering. Each dwelling site shall have a site number (address) prominently displayed to enable emergency response personnel to find the correct unit;

H. Storage. For each dwelling site, there shall be a storage shed. Such storage shall be less than one hundred twenty square feet in floor area and less than ten feet in height;

I. Common open space: at least two thousand five hundred square feet plus one hundred square feet for each dwelling site. Common space area is in addition to any landscaping or buffer area;

J. Utilities. All utilities shall be placed underground, and shall remain the property of the manufactured home development/owner.

1. Water. Every dwelling unit shall be connected to the town water system. The development shall provide the minimum required fire flow;

2. Wastewater. Every dwelling unit shall be connected to the town wastewater system;

3. Solid waste disposal and recycling facilities shall be provided adequate to serve all dwellings within the development;

4. Stormwater runoff shall be designed and installed in accordance with specifications of the town design standards;

~~K. Landscaping. All areas within the boundaries of the development shall be landscaped in accordance with Chapter 17.48 MMC.~~

~~1. All natural and artificial barriers, driveways, lawns, trees, buildings, occupied and unoccupied dwelling spaces, recreational and open space areas shall be maintained.~~

~~2. The perimeter of the manufactured home park shall be enclosed with a fence that is no higher than six feet tall, maximum.~~

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## Chapter 16.11

*The City proposes to amend 16.11 Short Subdivisions to include potable water, open space, parks and recreation, schools, and playgrounds in written findings for adequate public facilities per [RCW 58.17.110](#).*

### 16.11.030 Preliminary plat conditions and requirements.

#### A. General Conditions and Requirements.

1. The subdivision shall make adequate provision for roads, streets, curbs, gutters, sidewalks, street lighting circuits, alleys, extension of municipal utilities (water and sewer), drainage ways, potable water, irrigation water right-of-ways, open space, parks and recreation, schools, playgrounds, other public ways, or any municipal improvements as deemed necessary in conformance with towncity community street and utility standards and towncity design standards in effect at the time of plat approval.

## Chapter 16.17

*The City proposes to amend 16.17 Major Subdivisions to include potable water, open space, parks and recreation, schools, and playgrounds in written findings for adequate public facilities per [RCW 58.17.110](#).*

### 16.17.030 Preliminary plat conditions and requirements.

#### A. General Conditions and Requirements.

1. The subdivision shall make adequate provision for roads, streets, curbs, gutters, sidewalks, street lighting circuits, alleys, the extension of municipal utilities (water and sewer), potable water, irrigation water right-of-ways, drainage ways, open space, parks and recreation, schools, playgrounds, other public ways, public access, or any municipal improvements as deemed necessary in conformance with community street and utility standards and towncity design standards in effect at the time of plat approval.

## Chapter 18.12

The City proposes to replace Chapter 18.12 Critical Areas with Grant County's Critical Areas Ordinance through adoption by reference per [RCW 36.70A.060\(4\)](#).

# Chapter 18.12 CRITICAL AREAS

Sections:

- ~~18.12.010 Authority, chapter and procedures.~~
- ~~18.12.020 Purpose—Goals—Policies.~~
- ~~18.12.030 Definitions.~~
- ~~18.12.040 Applicability and critical areas map.~~
- ~~18.12.050 Allowed uses.~~
- ~~18.12.060 Deviations.~~
- ~~18.12.070 Exemptions.~~
- ~~18.12.080 Reasonable use exception.~~
- ~~18.12.090 Amendments.~~
- ~~18.12.100 Critical area—Critical aquifer recharge areas.~~
- ~~18.12.110 Critical area—Fish and wildlife habitat conservation areas.~~
- ~~18.12.120 Critical area—Frequently flooded areas.~~
- ~~18.12.130 Critical area—Geologically hazardous areas.~~
- ~~18.12.140 Critical area—Wetlands.~~
- ~~18.12.150 Best available science.~~
- ~~18.12.160 Development standards.~~
- ~~18.12.170 Mitigation.~~
- ~~18.12.180 Modification to overlay zone.~~
- ~~18.12.190 Application fees.~~
- ~~18.12.200 Bonds to ensure mitigation, maintenance and monitoring.~~
- ~~18.12.210 Critical area inspections.~~
- ~~18.12.220 Agricultural lands.~~
- ~~18.12.230 Enforcement.~~

### 18.12.010 Authority, chapter and procedures.

The legislature of the state of Washington has, in RCW [36.70A.060](#), mandated local governments to adopt development regulations to ensure the conservation and agricultural, forest and mineral lands and to adopt development regulations precluding land uses or development that is incompatible with critical areas designated under RCW [36.70A.170](#). ~~The city has adopted Grant County's critical areas regulations per RCW 36.70a.060(4).~~



SCJ ALLIANCE

Rachelle Bradley <rachelle.bradley@scjalliance.com>

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## Periodic Update Submittal

1 message

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**Davenport, Steve (COM)** <steve.davenport@commerce.wa.gov>

Mon, Nov 6, 2023 at 9:20 AM

To: "Rachelle Bradley (rachelle.bradley@scjalliance.com)" <rachelle.bradley@scjalliance.com>

Cc: "Serr, Benjamin (COM)" <benjamin.serr@commerce.wa.gov>

Rachelle,

Thank you for submitting the City of Mattawa's proposed comprehensive plan and development regulations for the 2018 periodic update. The plan is very thorough and is well written. We suggest consideration of the following additions:

### Transportation Element

Within the transportation chapter it is stated that the City of Mattawa Transportation Plan is the transportation element of the comprehensive plan. For a complete record, the City's transportation plan and six year improvement plan should be included as part of or an appendix to the Plan.

-

### Capital Facilities and Utilities

We suggest inclusion of the City's Comprehensive Water system plan and Wastewater Plan as an appendix to the comprehensive plan.

Thank you Rachelle

**Steve Davenport, AICP** | SENIOR PLANNER

Growth Management Services | Washington State Department of Commerce

10 N. Post Street, Suite 445

Spokane, WA 99201

Phone: 564-200-4496

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Rachelle Bradley <rachelle.bradley@scjalliance.com>

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## Mattawa's comprehensive plan amendments: WGS comments

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Sears, Tricia (DNR) <Tricia.Sears@dnr.wa.gov>

Wed, Oct 25, 2023 at 4:57 PM

To: "rachelle.bradley@scjalliance.com" <rachelle.bradley@scjalliance.com>

Cc: "Sears, Tricia (DNR)" <Tricia.Sears@dnr.wa.gov>, "Davenport, Steve (COM)" <steve.davenport@commerce.wa.gov>

10/25/23

Hello Rachelle,

In keeping with the interagency correspondence principles, I am providing you with draft comments on Mattawa's comprehensive plan update (Commerce ID# 2023-S-6559).

I looked at the entire proposal and focused on areas related to WGS work.

-

The submitted document to review is the entire Mattawa Comprehensive Plan. There is no strikethrough or track changes, so it is not clear what has been changed from a previous version of the Comprehensive Plan. It is not clear if there are changes to the mineral resources lands language or changes to the geologically hazardous areas language.

With that in mind, I will note the word mineral appears only twice in the document. And I will note the language in the geologically hazardous areas provisions. I have added yellow highlights and several comments.

Page 50: Geologically Hazardous Areas

Geologically Hazardous Areas shall be designated consistent with the definitions provided in WAC 365-190-080(4). Geologically Hazardous Areas as defined in GCC § 25.02 and shall include:

- (1) Erosion Hazards;
- (2) Landslide Hazards;
- (3) Mine Hazards; and
- (4) Seismic Hazards.

Erosion Hazard Areas are identified as having high or very high water erosion hazard by the U.S. Department of Agriculture Natural Resources Conservation Service as designated by the Natural Resources Conservation Service local office. Landslide Hazard Areas are areas potentially subject to landslides based upon a combination of geologic, topographic and hydrologic factors. Mine Hazard Areas are areas that fall within or 100 horizontal feet of a mine opening at the surface or an area designated as a mine hazard area by the Washington State Department of Natural Resources. Seismic Hazard Areas are areas subject to severe risk of damage as a result of earthquake-induced ground shaking, slope failure, settlement, soil liquefaction or surface faulting.

Note that mine hazard areas are defined in WAC 365-190-120 "(b) Mine hazard areas are those areas underlain by, adjacent to, or affected by mine workings such as adits, gangways, tunnels, drifts, or air shafts. Factors which should be considered include: Proximity to development, depth from ground surface to the mine working, and geologic material."

Washington Geological Survey is part of the Department of Natural Resources. Our maps do not designate mine hazard areas.

#### Page 51: Findings

"All of Grant County, including Mattawa lies within a Seismic Risk Zone. There are no known or mapped erosion, landslide, or mine hazardous areas in Mattawa." Seismic is misspelled.

For consideration in your comprehensive plan, development code, and SMP updates, and in your work in general:

- Consider adding a reference to WAC 365-190-120 geologically hazardous areas for definitions.
- Consider adding a reference to the WGS Geologic Information Portal. If you have not checked our interactive database, the WGS Geologic Information Portal, lately, you may wish to do so. [Geologic Information Portal | WA - DNR](#)
- The Surface Mining Act (RCW 78.44) apportions state and local government jurisdiction over surface mines throughout the state (RCW 78.44.011 and 78.44.020).
- If you have not checked out our Geologic Planning page, you may wish to do so. [Geologic Planning | WA - DNR](#)

Thank you for considering our comments. If you have any questions or need additional information, please contact me. For your convenience, if there are no concerns or follow-up discussion, you may consider these comments to be final as of the 60-day comment deadline of 12/23/23.

Cheerio,

Tricia

Tricia R. Sears (she/her/hers)

#### **Geologic Planning Liaison**

Washington Geological Survey (WGS)

Washington Department of Natural Resources (DNR)

Cell: 360-628-2867 | Email: [tricia.sears@dnr.wa.gov](mailto:tricia.sears@dnr.wa.gov)



SCJ ALLIANCE

Rachelle Bradley <rachelle.bradley@scjalliance.com>

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## RE: Mattawa's comprehensive plan amendments: WGS comments, follow up

1 message

---

Sears, Tricia (DNR) <Tricia.Sears@dnr.wa.gov>  
To: Rachelle Bradley <rachelle.bradley@scjalliance.com>  
Cc: "Davenport, Steve (COM)" <steve.davenport@commerce.wa.gov>

Fri, Nov 3, 2023 at 2:09 PM

Hi Rachelle,

After I sent you this email, I looked even more deeply into the information about mine hazards, mapping, and the reference to the DNR in the Mattawa code and several other codes I reviewed.

Leaving the reference to the DNR in the code is fine. There is mine information available from WGS/DNR. It does not designate mine hazards but the hazards could be potentially ascertained from the information. We have coal mine map information here: WGS Data Preservation (wa.gov). And there is an Open File Report 94-7 which refers to the coal mine map collection. It's noted in the Thurston County Code, interestingly, and I have included it below for your information.

### **Thurston County Code 24.18.030 - Maps.**

Mine workings are identified in the Washington State Department of Natural Resources, Division of Geology and Earth Resources, Open File Report 94-7 "The Washington State Coal Mine Map Collection: A Catalog, Index, and User's Guide," Open File Report 84-6 "Inventory of Abandoned Coal Mines in the State of Washington," and specific maps and surveys of mine workings on file with the Department of Natural Resources. General areas of coal mines have been delineated on maps provided by the Washington State Department of Natural Resources. These maps relied on annual reports submitted by mining companies since about 1900. Mines abandoned prior to 1900, and some small and unregistered mines are not documented in filed reports. Maps note broad areas suspected of posing coal-mine hazards and may not show individual mines. Because the lack of a full historic record for coal mines leaves uncertainties on the location of all coal mine hazards, Thurston County cannot guarantee that all coal mine hazard areas are noted on maps. This chapter is not a guarantee against damage or injury due to coal mine hazards.

I hope this information is useful.

Thank you and cheerio,

Tricia

Tricia R. Sears (she/her/hers)

### **Geologic Planning Liaison**

Washington Geological Survey (WGS)

Washington Department of Natural Resources (DNR)

Cell: 360-628-2867 | Email: [tricia.sears@dnr.wa.gov](mailto:tricia.sears@dnr.wa.gov)

---

**From:** Sears, Tricia (DNR)  
**Sent:** Thursday, October 26, 2023 12:32 PM  
**To:** Rachelle Bradley <[rachelle.bradley@scjalliance.com](mailto:rachelle.bradley@scjalliance.com)>  
**Cc:** Davenport, Steve (COM) <[steve.davenport@commerce.wa.gov](mailto:steve.davenport@commerce.wa.gov)>  
**Subject:** RE: Mattawa's comprehensive plan amendments: WGS comments

Hi Rachelle,

I appreciate having that background, that's great to know!

I've definitely seen cities adopt county provisions in the past (and now there is the new legislation about it). It can be useful of course, but can also cause some disconnects in code language, so that's something to be aware of.

I'm glad the resources I provided can be useful. Feel free to reach out if you have questions.

Cheerio,

Tricia

Tricia R. Sears (she/her/hers)

**Geologic Planning Liaison**

Washington Geological Survey (WGS)

Washington Department of Natural Resources (DNR)

Cell: 360-628-2867 | Email: [tricia.sears@dnr.wa.gov](mailto:tricia.sears@dnr.wa.gov)

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**From:** Rachelle Bradley <[rachelle.bradley@scjalliance.com](mailto:rachelle.bradley@scjalliance.com)>  
**Sent:** Thursday, October 26, 2023 9:49 AM  
**To:** Sears, Tricia (DNR) <[Tricia.Sears@dnr.wa.gov](mailto:Tricia.Sears@dnr.wa.gov)>  
**Cc:** Davenport, Steve (COM) <[steve.davenport@commerce.wa.gov](mailto:steve.davenport@commerce.wa.gov)>  
**Subject:** Re: Mattawa's comprehensive plan amendments: WGS comments

External Email

Tricia,

Thank you kindly for your response and comments! For some background, the city's last periodic update was in 2006 and it is not possible to track changes from this document. The 2006 plan did not include mineral resources lands language and we carried over the geologically hazardous areas language. The city is adopting the County's CAO by reference and their definitions as a result, the language in the city's Comprehensive Plan is consistent with the County's about critical areas. We will incorporate your comments and I appreciate the resources provided as well!

Best,  
Rachelle

On Wed, Oct 25, 2023 at 4:57 PM Sears, Tricia (DNR) <[Tricia.Sears@dnr.wa.gov](mailto:Tricia.Sears@dnr.wa.gov)> wrote:

10/25/23

Hello Rachelle,

In keeping with the interagency correspondence principles, I am providing you with draft comments on Mattawa's comprehensive plan update (Commerce ID# 2023-S-6559).

I looked at the entire proposal and focused on areas related to WGS work.

The submitted document to review is the entire Mattawa Comprehensive Plan. There is no strikethrough or track changes, so it is not clear what has been changed from a previous version of the Comprehensive Plan. It is not clear if there are changes to the mineral resources lands language or changes to the geologically hazardous areas language.

With that in mind, I will note the word mineral appears only twice in the document. And I will note the language in the geologically hazardous areas provisions. I have added yellow highlights and several comments.

Page 50: Geologically Hazardous Areas

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- (1) Erosion Hazards;
- (2) Landslide Hazards;
- (3) Mine Hazards; and
- (4) Seismic Hazards.

Erosion Hazard Areas are identified as having high or very high water erosion hazard by the U.S. Department of Agriculture Natural Resources Conservation Service as designated by the Natural Resources Conservation Service local office. Landslide Hazard Areas are areas potentially subject to landslides based upon a combination of geologic, topographic and hydrologic factors. Mine Hazard Areas are areas that fall within or 100 horizontal feet of a mine opening at the surface or an area designated as a mine hazard area by the Washington State Department of Natural Resources. Seismic Hazard Areas are areas subject to severe risk of damage as a result of earthquake-induced ground shaking, slope failure, settlement, soil liquefaction or surface faulting.

Note that mine hazard areas are defined in WAC 365-190-120 "(b) Mine hazard areas are those areas underlain by, adjacent to, or affected by mine workings such as adits, gangways, tunnels, drifts, or air shafts. Factors which should be considered include: Proximity to development, depth from ground surface to the mine working, and geologic material."

Washington Geological Survey is part of the Department of Natural Resources. Our maps do not designate mine hazard areas.

Page 51: Findings

"All of Grant County, including Mattawa lies within a Seismic Risk Zone. There are no known or mapped erosion, landslide, or mine hazardous areas in Mattawa." Seismic is misspelled.

For consideration in your comprehensive plan, development code, and SMP updates, and in your work in general:

- Consider adding a reference to WAC 365-190-120 geologically hazardous areas for definitions.
- Consider adding a reference to the WGS Geologic Information Portal. If you have not checked our interactive database, the WGS Geologic Information Portal, lately, you may wish to do so. [Geologic Information Portal | WA - DNR](#)
- The Surface Mining Act (RCW 78.44) apportions state and local government jurisdiction over surface mines throughout the state (RCW 78.44.011 and 78.44.020).
- If you have not checked out our Geologic Planning page, you may wish to do so. [Geologic Planning | WA - DNR](#)

Thank you for considering our comments. If you have any questions or need additional information, please contact me. For your convenience, if there are no concerns or follow-up discussion, you may consider these comments to be final as of the 60-day comment deadline of 12/23/23.

Cheerio,

Tricia

Tricia R. Sears (she/her/hers)

**Geologic Planning Liaison**

Washington Geological Survey (WGS)

Washington Department of Natural Resources (DNR)

Cell: 360-628-2867 | Email: [tricia.sears@dnr.wa.gov](mailto:tricia.sears@dnr.wa.gov)

**Rachelle Bradley**

**SCJ Alliance**

*Project Manager*

o. 509.835.3770, ext. 344

[www.scjalliance.com](http://www.scjalliance.com)

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SCJ ALLIANCE

Rachelle Bradley <rachelle.bradley@scjalliance.com>

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## City of Mattawa Notice to Agencies, 2023 Mattawa Periodic Update - Comprehensive Plan, Development Regs, and CAO

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**Kylee Giraud** <kwatkins@gcpud.org>  
To: Rachelle Bradley <rachelle.bradley@scjalliance.com>  
Cc: Chris Clarke <cclarke@gcpud.org>, Damien Hooper <dhooper@gcpud.org>

Thu, Nov 16, 2023 at 2:38 PM

Good afternoon,  
Grant PUD has no comments.

### **Kylee Giraud**

*Lands Specialist*

Cell 509.721.0542

OFFICE 509.754.7773

PHONE 509.754.5088 EXT. 3256

EMAIL [kwatkins@gcpud.org](mailto:kwatkins@gcpud.org)



[grantpud.org](http://grantpud.org)

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**From:** Rachelle Bradley <rachelle.bradley@scjalliance.com>  
**Sent:** Wednesday, November 8, 2023 3:27 PM  
**To:** Jazmin Hernandez <jahernandez@cityofmattawa-wa.gov>  
**Subject:** City of Mattawa Notice to Agencies, 2023 Mattawa Periodic Update - Comprehensive Plan, Development Regs, and CAO

Some people who received this message don't often get email from [rachelle.bradley@scjalliance.com](mailto:rachelle.bradley@scjalliance.com). Learn why this is important

[Quoted text hidden]

\*\*\*Please take care when opening links, attachments, or responding to this email as it originated outside of Grant.\*\*\*

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## Mattawa's development regulations amendments, including CAO: WGS comments

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Tue, Oct 31, 2023 at 2:55 PM

Sears, Tricia (DNR) <Tricia.Sears@dnr.wa.gov>  
To: Rachelle Bradley <rachelle.bradley@scjalliance.com>  
Cc: "Sears, Tricia (DNR)" <Tricia.Sears@dnr.wa.gov>, "Davenport, Steve (COM)" <steve.davenport@commerce.wa.gov>

10/31/23

Hello again Rachelle,

We just had dialogue last week, in regards to Mattawa's comprehensive plan update (Commerce ID# 2023-S-6559).

There are two new Mattawa projects listed in Planview. So in keeping with the interagency correspondence principles, I am providing you with draft comments on Mattawa's development regulations update, including changes to the critical areas ordinance (Commerce ID# 2023-S-6558 and #2023-S-6569).

I looked at the entire proposal and focused on areas related to WGS work.

The main changes you are making that relate to WGS, are to change your development regulations for CAO to adopt the CAO for Grant County. Be sure to review all the connections so the two codes connect appropriately.

As I mentioned previously, and recognizing the limitations of the current proposals, for consideration in your comprehensive plan, development code, and SMP updates, and in your work in general:

- Consider adding a reference to WAC 365-190-120 geologically hazardous areas for definitions.
- Consider adding a reference to the WGS Geologic Information Portal. If you have not checked our interactive database, the WGS Geologic Information Portal, lately, you may wish to do so, [Geologic Information Portal | WA - DNR](#)
- If you have not checked out our Geologic Planning page, you may wish to do so, [Geologic Planning | WA - DNR](#)

Thank you for considering our comments. If you have any questions or need additional information, please contact me. For your convenience, if there are no concerns or follow-up discussion, you may consider these comments to be final as of the 60-day comment deadline of 12/28/23.

Cheerio,

Tricia

Tricia R. Sears (she/her/hers)

Geologic Planning Liaison

Washington Geological Survey (WGS)

Washington Department of Natural Resources (DNR)

Cell: 360-628-2867 | Email: [tricia.sears@dnr.wa.gov](mailto:tricia.sears@dnr.wa.gov)



State of Washington  
DEPARTMENT OF FISH AND WILDLIFE REGION TWO  
Mailing Address: 1550 Alder Street NW, Ephrata, WA 98823-9699 · 509 754-4624 · TDD 360 902-2207  
Region Two Office Location: 1550 Alder Street NW, Ephrata, WA

November 20, 2023

Ms. Rachelle Bradley - Contract Planner  
Town of Mattawa  
521 East Government Road  
Post Office Box 965  
Mattawa, WA 99349

Dear Ms. Bradley

On behalf of the Washington State Department of Fish and Wildlife (WDFW), thank you for the opportunity to review and comment on the proposed amendments to the Town of Mattawa Comprehensive Plan, Development Regulations and Critical Areas Ordinance (CAO), as part of the current Periodic Review.

We understand that updating the City's Comprehensive Plan, Development Regulations and CAO to comply with state guidelines is a substantial undertaking and we congratulate you on your success in getting to this point. We look forward to continuing to work with the Town of Mattawa staff, its residents, and other customers during implementation of these newly updated guidance documents.

If you have any questions, please contact me at [eric.pentico@dfw.wa.gov](mailto:eric.pentico@dfw.wa.gov) or 509-630-2729

Sincerely,

A handwritten signature in cursive script that reads "Eric D. Pentico".

Eric Pentico  
WDFW Habitat Biologist

cc: Carmen Andonaegui, WDFW Region 2 Habitat Program Manager  
Amanda Barg, WDFW Region 2 Assistant Habitat Program Manager  
Kara Whittaker, WDFW Land Use Conservation & Policy Section Manager