



City of Leavenworth
Department of Development Services

Notice of Application

Date of Notice: September 13, 2016

Project Name: Icicle Brewery CUP Amendment

Physical Address of Property: 935 Front Street
Leavenworth, WA 98826

Mailing Address: PO Box 334
Leavenworth, WA 98826

Applicant/Contact: Icicle Brewing Company / Oliver Brulotte

Docket/Permit #(s): CUP 2009-01 A (Amendment)

Date of Application Submittal: August 1, 2016

Date of Notice of Completeness: August 29, 2016

Date of Public Hearing (Tentative): October 5, 2016 (Subject to Change)

Final Decision Date¹: January 30, 2010

Comment Due Date: **September 27, 2016**

Project Location: The subject site is located at 935 Front Street, within the Central Commercial Zoning District, further described as the East ½ of Lot 2 and all of Lot 1, Block 2, Plat of Leavenworth. The Chelan County Assessor's tax parcel number is 241712662090.

Project Description: This is an application for an amendment of Conditional Use Permit (CUP) No. 2009-01 to allow installation of a steam pipe and direct venting of steam from the beer manufacturing process to the exterior environment (direct air emissions). The original CUP was approved on February 23, 2010 for the purpose of allowing manufacturing and processing (pursuant to LMC 18.28.030) of beer. The associated building and other related permits which were processed concurrently, were necessary for the construction of the brewing facility. The original proposal was subject to State Environmental Policy Act (SEPA). The proposal to alter the facility and/or operations of the brewery, which includes the removal of mitigation measures previously put in place to address emissions of steam (see Exhibit A attached, Emissions Plan, August 2009 to be removed), is also subject to SEPA.

¹ As provided by LMC 21.09.070, a Notice of Final Decision shall be issued within 120 days after the date of the Determination of Completeness, excluding periods during which the applicant has been requested by the City to correct plans, perform required studies, or provide additional information or materials. The date noted does not account for periods of time which are excluded from the 120 days for issuance of the Notice of Final Decision and the date is subject to change.

Review

This project is subject to the State Environmental Policy Act (SEPA). The City of Leavenworth (City), lead agency and permitting authority for this proposal, has reviewed the proposed project for probable impacts and expects to issue an addendum to the existing Determination of Non-significance (DNS) for this project which was issued on December 30, 2009. The Optional DNS process in WAC 197-11-355 is being used. This project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable impacts. **This will be the only opportunity to comment on impacts of the proposed project.** Comments must be submitted by the date noted above to the City of Leavenworth, P.O. Box 287, 700 U.S. Highway 2, Leavenworth, WA 98826. A copy of the subsequent threshold determination for the specific proposal may be obtained upon request.

Required/Existing Environmental Documents

The applicant has submitted a completed SEPA Checklist for the proposal. Limited construction is proposed (installation of direct-vent steam piping).

Preliminary Determination of Consistency

Pursuant to WAC 197-11-158, the City will regulate impacts by utilizing local development regulations, the City's Comprehensive Plan, and other applicable local, State, or federal laws or rules. These laws and rules should provide adequate analysis of, and mitigation for, the impacts of this project.

This application appears consistent with the regulations contained within the Leavenworth Municipal Code and shall be required to comply with Titles 14, 15, 16, 18, and 21 and with the Leavenworth Comprehensive Plan.

Required Permits

This Notice of Application is for a Conditional Use Permit Amendment and concurrent building permit for installation of the direct-vent steam piping. The applicant submitted City of Leavenworth Conditional Use Permit and Building Permit Applications and related documents. "Quasi Judicial Review" under Title 21.09 of the LMC, including SEPA review, a public notice, comment period and hearing is required for the Conditional Use Permit Amendment. For joint submittal, concurrent review of permit processes are subject to "Quasi Judicial Review" pursuant to LMC 21.07.030.

Additional permits may be required which are not identified at this time.

Public Notice

This Notice of Application / Preliminary SEPA Determination shall be posted at the project site and in three (3) places at City Hall for the duration of the comment period, per Leavenworth Municipal Code Section 21.07.080(B). This Notice of Application / Preliminary SEPA Determination shall also be mailed to other agencies with jurisdiction.

Public Comment/Review/Appeals

The public and other agencies with jurisdiction are encouraged to review and comment on the proposed project and its probable impacts. **This will be your only opportunity to comment on impacts of the proposed project.**

It is the right of any person to comment on the above noted application, to receive notice of and participate in any hearings, and request a copy of the decision once it is made, or to appeal such decision subject to the requirements outlined in Title 21 of the Leavenworth Municipal Code. Interested persons must submit written comments and/or requests within fourteen days following the date of publication of this notice. **The comment period ends September 27, 2016.**

A complete project file, including the SEPA Checklist, is available for review at Leavenworth City Hall at 700 Highway 2, Leavenworth, Washington, or by contacting Community Development Department staff at 509-548-

5275.

Staff Contact:

Cary Siess, Planner

City of Leavenworth Department of Development Services

PO Box 287 / 700 Highway 2 Leavenworth, WA 98826

Phone: 509-548-5275 / Fax: 509-548-6429

Email: planner1@cityofleavenworth.com

This Notice does not preclude the ability of the City of Leavenworth to request additional information or studies if new information is required or substantial changes in the proposed project occur as processing of the application is underway. This notice does not constitute any approval of the application and compliance with conditions of approval may be required of the project.

EXHIBIT A - MECHANICAL EMISSIONS MEASURES TO BE REMOVED

JOHNSTON ARCHITECTS PLLC

19
City of Leavenworth Department of Community Development
700 HWY 2
Leavenworth, WA 98826
509-548-5275

08-21-09

Emissions: Icicle Brewing Company

This letter provides a look into the potential emissions of the brewery.

Process emissions

-We will have a central exhaust stack that all the vessels in the brewhouse will tie into. It will be a condensing stack that will return the steam to a liquid form. The liquid will be piped into a drain and beer brewing aromas will go with it down the drain to our approved wastewater discharge system.

-Exhaust Steams will not be discharged to the outside.

-Excess Heat created from the brewing process will be collected via a reverse cycle chiller and redirected into the process of brewing and heating or cooling the tap room. Ambient heat and cool will be collected inside the brew space in a mechanical room using the physics of the refrigeration cycle to heat and cool the spaces. (similar to an exterior heat pump mechanism, but much more efficient and no noise outside) Excess heat produced by the compressor, chiller and other mechanical equipment will be exhausted from the building to the south end of the building via (2) 24" exhaust fans that turn on when the temperature of the mechanical space exceeds efficiency requirements for the reverse cycle chiller to work properly.

-Brewing smells of fermentation, steam and grain will be in small amounts relating to ambient internal operations. Process aroma and smells will not be directly exhausted from the building.

-Spent Grains from the brewing process will be cooled and removed from the brew kettle and placed in bins for immediate export to local farms. It will be up to the brew master and owner to direct spent grains off site in a controlled manner. There is large demand for these spent grains and will be easily disposed of. This will happen upwards of at least 3 times a week.

-Grain Dusts will be maintained indoors and swept to avoid accumulation.

-No Emissions will be directed from the tap room outside except for whole house ventilation. This does not contain any process emissions nor anything that would provide any concern.

RECEIVED
AUG 28 2009

BY: _____



SEPA ENVIRONMENTAL CHECKLIST

RECEIVED
AUG 01 2016

Purpose of checklist:

BY:

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: [\[help\]](#)

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: [\[help\]](#)

IBC Steam Vent

Icicle Brewery CUP Amendment

2. Name of applicant: [\[help\]](#)

Icicle Brewing Company

3. Address and phone number of applicant and contact person: [\[help\]](#)

Oliver Brulotte, 509-630-1084, P.O. Box 547, Leavenworth, WA 98826

30

4. Date checklist prepared: [\[help\]](#)

7/29/16

5. Agency requesting checklist: [\[help\]](#)

City of Leavenworth

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

As soon as possible

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

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. [\[help\]](#)

Building Permit

No

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

[\[help\]](#) None

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

A stack will be installed to vent steam from the brewery kettle and whirlpool to the outside.

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. [\[help\]](#)

The brewery is located 935 Front street, Leavenworth, WA.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

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

a. General description of the site: [\[help\]](#)

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

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

15%

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. [\[help\]](#)

Site is paved over

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No

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. [\[help\]](#)

None

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

No

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Site is already paved over.

100%
Existing

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

None

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. [\[help\]](#)

No emissions during construction or maintenance. During operation, the steam vent will release steam with trace volatiles from boiling barley sugars. The steam will be released 90 or 180 minutes each day, 2 or 3 days a week.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

Not aware of any regional air quality limitations .

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
Emissions will be limited to the minimum time required to complete operations.

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

a. Surface Water:

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. [\[help\]](#)

No

Wenatchee River
~ 950' from site

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. [\[help\]](#)

No

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

None

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

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No

- 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. [\[help\]](#)

No

b. Ground Water:

- 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. [\[help\]](#)

No

- 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. [\[help\]](#)

No

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. [\[help\]](#)

None. No.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

None

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

a. Check the types of vegetation found on the site: [\[help\]](#)

None

- 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? [\[help\]](#)

None

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

None

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None

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. [\[help\]](#)

None

Examples include:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

No

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None

e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None

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. [\[help\]](#)

Existing use

None needed.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

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: [\[help\]](#)

None needed.

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

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. [\[help\]](#)

No

1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

None

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

None

4) Describe special emergency services that might be required. [\[help\]](#)

None

5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

None

b. Noise [\[help\]](#)

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

None

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

None

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

None

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. [\[help\]](#)

Site is a brewery and taproom. Adjacent properties are commercial (restaurants, shops, parking, and festhalle). No effect.

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? [\[help\]](#)

No

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No

c. Describe any structures on the site. [\[help\]](#)

Brewery building

d. Will any structures be demolished? If so, what? [\[help\]](#)

No

e. What is the current zoning classification of the site? [\[help\]](#)

Commercial.

CC

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Commercial

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

None

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

[\[help\]](#)

No

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Project will not add people to the site.

j. Approximately how many people would the completed project displace? [\[help\]](#)

None

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

None

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

None

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

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None

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? [\[help\]](#)

The vent stack will be 28' above the level of Front Street. This is 2' above the roof peak. The stack will be stainless steel.

Requires compliance w/ OWBAT

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

Small portion of sky from a limited location.

b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

The vent stack will be painted dark brown / flat black.

Screen as necessary.

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

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

None

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

The vent stack will be painted dark brown / flat black.

Screen as necessary

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

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Tourist activities.

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None

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. [\[help\]](#)

None

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

None

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.

[\[help\]](#)

None

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. [\[help\]](#)

None

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. [\[help\]](#)

The brewery building is on the corner of Front Street and 10th Street. Both are 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? [\[help\]](#)

Link bus stop is 500' from the brewery building.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

None. None.

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

No

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No

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? [\[help\]](#)

None

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. [\[help\]](#)

No

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None

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. [\[help\]](#)

No

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None

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

a. Circle utilities currently available at the site: [\[help\]](#)

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. [\[help\]](#)

None

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: 

Name of signee OLIVER BRULOTTE **Oliver Brulotte**

Position and Agency/Organization OWNER, LILLE BREWING CO. **Owner**

Date Submitted: 7/29/2016

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?
During operation, the steam vent will release steam with trace volatiles from boiling barley sugars. The steam will be released 90 or 180 minutes each day, 2 or 3 days a week.

Proposed measures to avoid or reduce such increases are:

Emissions will be limited to the minimum time required to complete operations.

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

No effect

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

None

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

No effect

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

None

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?

No effect

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

None

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?

No effect

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

None

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

No effect

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

None

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

No



Written Narrative for Icicle Brewing Steam Stack Project at Icicle Brewing Company BY:.....

We are looking to vent boil kettle steam outside instead of capturing it inside the building.

Now

Our brew house produces and emits steam with some hop and malt aroma for 90 minutes per batch, 1 to 6 times per week (depending on the season). Currently, we are capturing the steam with the help of a high temp fan that forces the steam towards the floor. We are then spraying large amounts of clean cold water using nozzle jets to condense down the steam as it moves towards the floor within our condensing pipe. The steam becomes water and is collected in our waste water holding tank. It is then moved for processing at the City of Leavenworth Treatment Plant.

This steam is clean water with only a slight amount of aroma. It is clean of any toxins, chemicals, etc.

Project

Through the licensed contractor, Salcido, Icicle brewing would like to move away from the cycle of capturing our steam and condensing it down using additional City water. Salcido has provided a quote (in this packet) that allows the steam to naturally rise up from the kettle through the roof of Icicle Brewing (via a steam pipe) and into the open air.

This method is universally accepted as the standard for breweries of all sizes to deal with the steam produced from their brew kettles. Smells are common in artisan communities like Leavenworth which roast coffee, burn wood for wood fired pizza, bake bread at bakeries, hood fans at all grills and restaurants, vents for french fries from McDonalds, etc. and we believe that the smell of beer being brewed is additive to the Leavenworth community and the experience of our guests.

Additionally, dealing with our steam using our current approach is unnecessarily wasting many tens of thousands of gallons of fresh water each year. We currently use 625 gallons of water to cool our steam each time we brew. In 2015, we used 130,625 gallons of clean water to condense down the steam using our current process.

We are constantly looking for ways to be more responsible as a business with our resources and see this as a needless waste of an important community asset. Also, we are finding that the emission of steam due to the heat and humidity inside of our space is causing damage to the interior of the building and creating a work environment for our employees that is not good for productive activity.

Thanks in advance for the consideration of our project.

Oliver Brulotte

Icicle Brewing Co.

Cary Siess

From: Dean Priebe [dean.priebe@iciclebrewing.com]
Sent: Tuesday, August 23, 2016 9:43 AM
To: Cary Siess
Cc: Joel Martinez; Oliver Brulotte
Subject: RE: CUP Revision

Follow Up Flag: Follow up
Flag Status: Flagged

Cary,

Our average evaporation rate is 6.5% per hour. Our average beginning kettle volume is 25.0 bbl (775 gallons) NTP (normal temperature and pressure). Therefore, a 90 minute boil would average 75.5 gallons of water vapor released from the kettle. Our weekly schedule of 90 to 180 minutes two to three times per week would mean a weekly range of 151 gallons water vapor (2 x 90 minute boils) to 453 gallons water vapor (3 x 180 minute boils). Let me know if I can help you with anything else.

Cheers,
Dean Priebe
Brewmaster



From: Oliver Brulotte
Sent: Thursday, August 18, 2016 2:53 PM
To: Cary Siess <planner1@cityofleavenworth.com>
Cc: Dean Priebe <dean.priebe@iciclebrewing.com>; Joel Martinez <joel.martinez@iciclebrewing.com>
Subject: RE: CUP Revision

Hi Cary, Thanks for the request for info. Dean, who has extensive work experience filling out SEPA's, put the work into ours for this project. I'm assuming that we do not have a way to "quantify" the steam, but we will be talking about your request and will respond asap.

Thanks Cary, Oliver

From: Cary Siess [<mailto:planner1@cityofleavenworth.com>]
Sent: Thursday, August 18, 2016 12:36 PM
To: Oliver Brulotte <oliver.brulotte@iciclebrewing.com>
Subject: CUP Revision

Oliver:
In working on the Notice of Complete Application and reviewing the SEPA checklist I see there is no approximate quantity of emissions stated - only duration of 90 to 180 minutes two to three times per week. Do you have a way to calculate the volume / quantity of emissions?

Cary Siess

RECEIVED
AUG 01 2016

BY:

105'

LOT DEPTH

WARD BUILDING

STEAM VENT (SEE SALCIDO ILLUSTRATION)

45'

LOT WIDTH

ALLEY

PARKING

10+M

STREET

2ND FLOOR PLAN

0 4 8

CAL PARKING

pevoto
ARCHITECTURE
1117 34TH AVE S.E.
LEAVENWORTH, VA 22643
703-255-1117
www.pevoto.com

Smith
Syndicate
Smith LLC
11700 Dunes Road
Leavenworth, VA 22625
202-458-5557
www.syndicatesmith.com

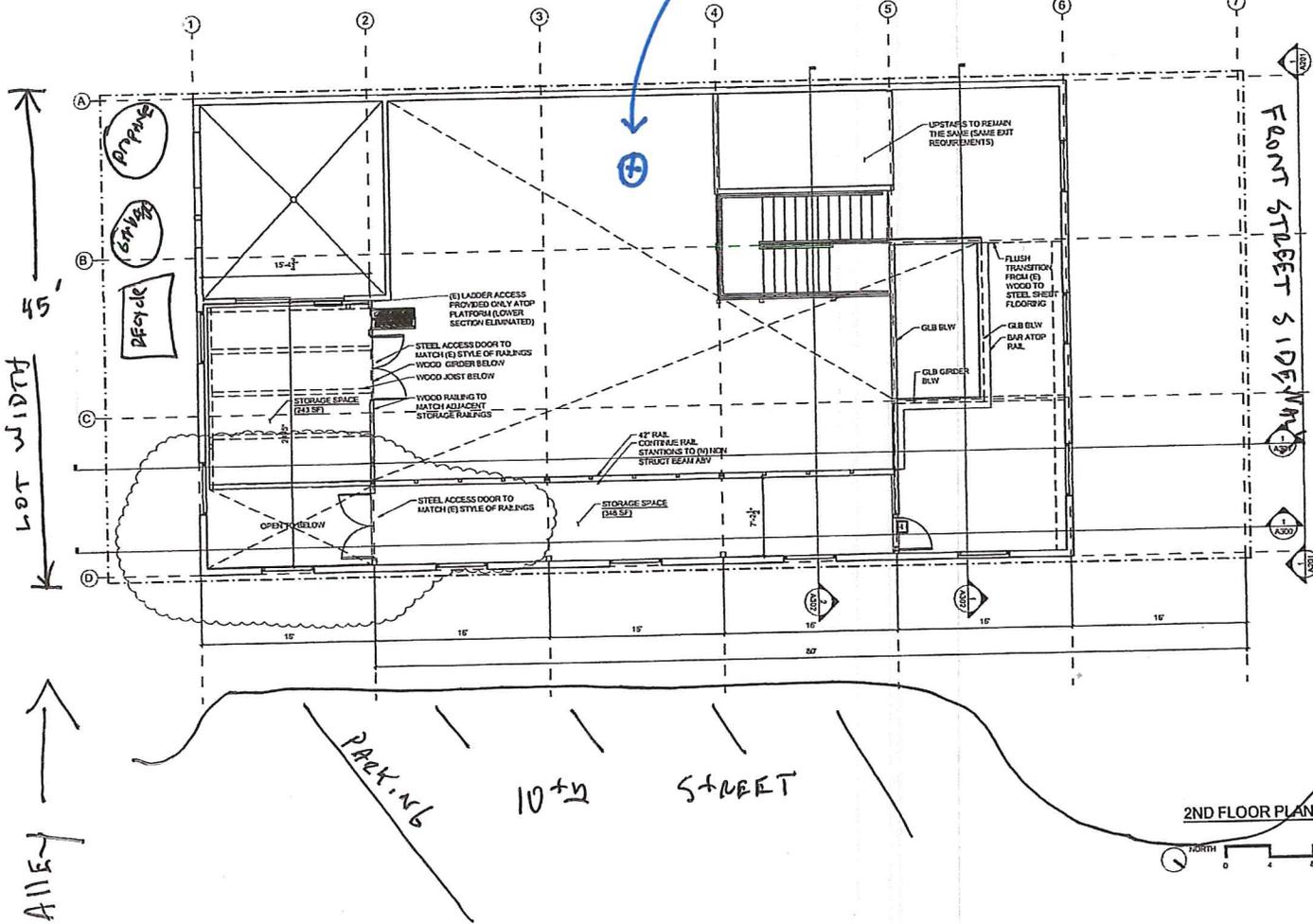
Project
ICELE BREWING COMPANY
INTERIOR EXPANSION
Drawing
Issue
PROJECT SET REVISIONS
03-01-13

Team
SEE PROJECT LIST
BIKE
PARKING

Sheet Title
2ND FLOOR PLAN

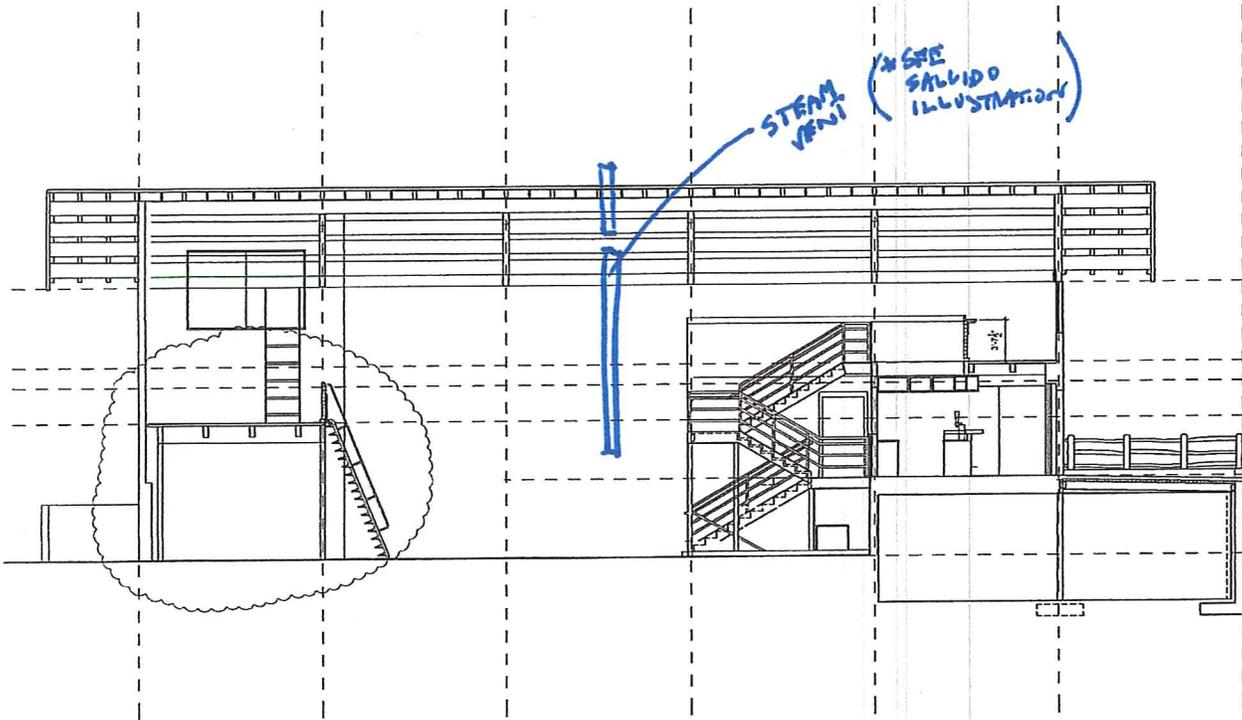
Sheet #
A102

ICELE BREWING Co BUILDING
935 FRONT ST., LEAVENWORTH



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AUG 01 2016

BY:.....



pēvotō
ARCHITECTURE
1000 1st Ave S
Seattle WA 98101
206.461.1800
www.pvotoworks.com

Smith
Syndicate
Smith LLC
11701 Duane Road
Leavenworth, WA 98820
206-450-5207
www.syndicatesmith.com

Project
ICELE BREWING COMPANY
INTERIOR EXPANSION

Drawing Issue
PERMIT SET REVISIONS:
03-01-13

Team
SEE PROJECT DATA



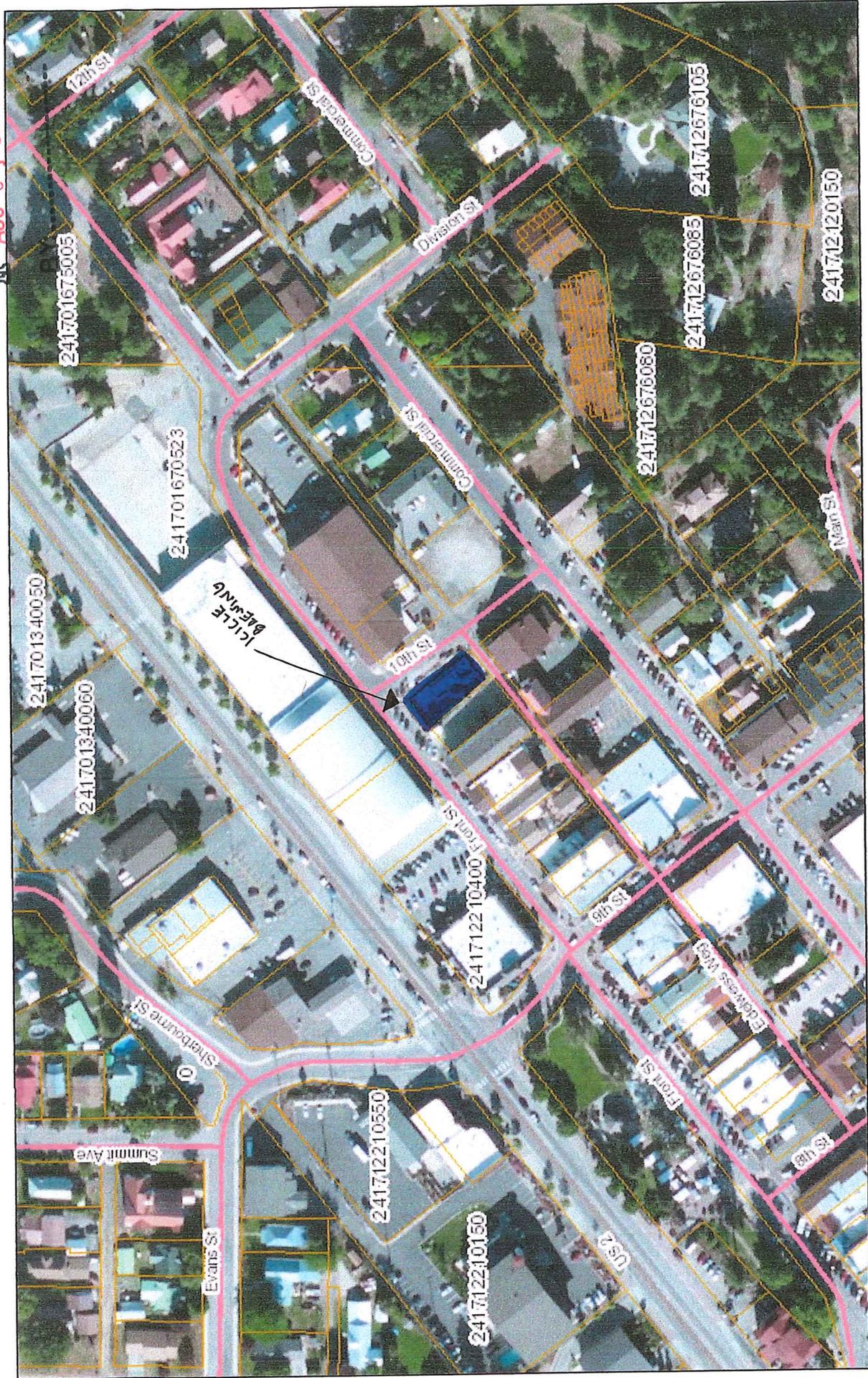
Sheet Title
SECTION

BUILDING SECTION
Sheet #
A301

ICELE BREWING Co. BUILDING
935 FRONT ST., LEAVENWORTH

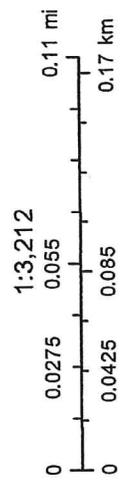
RECEIVED
AUG 0 1 2016

Chelan County GIS map



June 27, 2016

- Roads**
- County Roads
 - County/City Roads
 - Unmaintained County Roads
 - City Roads
 - Private Roads
 - Condo Common Areas
 - Highways
- Parcels**
- Parcel Number Labels



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and

This map is for reference purposes only.

May 16, 2016

Attn.: Oliver Brulotte
Icicle Brewing Co.
935 Front ST.
Leavenworth, WA 98826



THE SALCIDO
CONNECTION, INC.
SERVICE & CONSTRUCTION CONTRACTORS
"SUPERIOR SERVICE WITH INTEGRITY."

RECEIVED
AUG 01 2016

BY:.....

RE: Double wall venting for kettle

Oliver,

I am pleased to provide this proposal for your consideration. We will install 19' of 10" double wall insulated stainless steel flue for the brew kettle. We will support the flue off the beams and by a custom welded powder coated drop as to ensure there is no weight on the kettle. We will roof in the roof penetration. The termination on the roof will be to Bavarian old world standards (as per Leavenworth ordinance). We will stop the flue 70 1/2" above the kettle and provide a stainless steel flange to bolt to.

Our bid proposal is as follows:

Install insulated flue above the kettle. (As described): **\$ 7,542.00**
(Does not include applicable sales tax. Current lead time = app. 3-5 business days.)

Our mission statement is to deliver to our customers **"Superior Service with Integrity."** To that end, we strive to provide the highest quality service, repairs, and installations in the quickest timeframes possible. Our resolve is to be the best, not the cheapest. You may not find our proposals to be the least cost up front, but our commitment to quality workmanship and our dedication to stand behind our work help ensure that your upfront investment will be well worth it. If you have any questions or need further explanation of this bid please feel free to contact me at our main office or directly anytime at (509) 699-9860. Thank you for this opportunity to earn your business.

Yours very truly,

The Salcido Connection, Inc.
John Peyrollaz
Sheet Metal Division Manager



**THE SALCIDO
CONNECTION, INC.**

SERVICE & CONSTRUCTION CONTRACTORS
"SUPERIOR SERVICE WITH INTEGRITY."

[Contract Acceptance Form]

I have read the attached kettle flue installation as described for Icicle Brewing Co. located at 935 Front St. Leavenworth, WA 98826 and accept the contract as proposed by The Salcido Connection, Inc. and the costs as reiterated below:

Install insulated flue above the kettle. (As described): **\$ 7,542.00**
(Does not include applicable sales tax. Current lead time = app. 3-5 business days.)

I understand that the above contract price will be billed 50% down, with the balance due upon completion of the associated work. This contract offer will be current for a period of 60 days from the date of the proposal. This contract approved via return e-mail, or signed and returned along with down payment, constitutes acceptance.

Authorized Representative

May 17, 2016

Date

Authorized Salcido Connection Representative

5/16/2016

Date

ICICLE
BREWING
COMPANY

11
48

24"

SNOW
CRICKET

High wind cap
with Bird Screen

STORM Collar

pitched Roof
Jack

12" Roof

Roof Thimble
1" clearance

2 Clamp
Supports

L 3/8" x 4"
Lag Bolt

10" STAINLESS
STEEL
Double Wall Insulated
Pipe

48"
welded
steel
support
Powder
coated
BLACK

Flange
Adaptor

RECEIVED
AUG 01 2016

BY: _____

70.5"
ABOVE
Kettle
Outlet

