Amendments related to RCW 36.70.A.200(5) and WAC 365-196-550:

District Use Chart Section 11.04.020

USE/ACTIVITY	RR20	RR10	RR5	RR2.5	RW	RRR	RV	RC	RI	RP	AC	FC	MC
PUBLIC/GOVERNMENT USES													
Essential Public Facilities	CUP	CUP	CUP	CUP					P(1)	P(1)			

Definitions Chapter 14.98

Section 14.98.705 Essential public facilities

"Essential public facilities" means those facilities, privately or publicly owned, typically difficult to site, such as airports, state educational facilities, state and regional transportation facilities, correctional facilities, solid waste handling facilities, inpatient facilities including substance abuse treatment centers, mental health facilities, group homes and secure community transition facilities and/or any facility listed on the State ten year capital plan maintained by the Office of Financial Management~~etc~~.

Conditional Use Criteria Chapter 11.93

11.93.165 Essential public facilities

Sanitary landfill criteria are located under CCC 11.93.360. All other Essential Public Facilities shall be considered under the following criteria:

1. The proposal is consistent with the goals and policies of the Comprehensive Plan and all applicable County Code provisions.
2. There shall be a demonstrated need for the essential public facilities and/or special use within the community at large which shall not be contrary to the public interest.
3. The applicant shall demonstrate that they have conducted a site selection process that has evaluated alternative sites within the County. The Administrator may request review of specific sites or areas.
4. The applicant shall demonstrate that appropriate public participation in the siting decision has occurred consistent with State law.
5. The proposal/development incorporates specific features to ensure that it is consistent with the existing or intended character, appearance, and physical characteristics of the site and surrounding property.
    a. Additional landscaping and yard setbacks or open space may be required as necessary to mitigate the impacts or maintain consistency with the surrounding land uses.
6. The applicant shall document known impacts to County services (water, sewer/septic, road, power, police/fire, etc.)and mitigation options to be reviewed and approved by the Administrator.
    a. The Administrator may request specific County services impact studies.

Conditional Use Criteria Chapter 11.93

11.93.360 Sanitary landfills

Sanitary landfills shall be reviewed based on the following criteria: ~~In addition to the following minimum conditions, solid waste sanitary landfills shall meet the provisions for siting of essential public facilities in accordance with the comprehensive plan.~~

(1) Projects shall be designed and operated in compliance with all applicable local, state and federal regulations.

(2) The minimum site size for a sanitary landfill shall be forty acres.

(3) Property proposed for landfill use shall be at least one mile from the closest residence and two miles from any general aviation airport existing at the time of complete application.

(4) All buildings and structures shall meet the required yard standards of the district. The hearing examiner may establish setbacks greater than those required in the district for buildings, structures, excavation and fill areas, stockpiles and nonmobile machinery to minimize potential adverse impacts to adjoining lands and public rights-of-way.

(5) An applicant shall submit documentation prepared by an engineer verifying that no grading, excavation, filling, or stockpiling activities shall occur within a critical area or drainage way, and that the operation will not create hazardous conditions, impair the physical stability of lands in the area or cause lateral movements such as slump, creep, landslide, erosion or sedimentation.

(6) Dust control measures shall be employed throughout the life of the operation to assure that fugitive dust from all sources does not escape on-site containment. The applicant shall submit a dust abatement plan for approval. The dust abatement plan shall identify names and telephone numbers of persons responsible for dust control on a twenty-four-hour basis.

(7) A haul route agreement shall be approved by the county engineer prior to the commencement of operations.

(8) Site illumination shall be designed and oriented so as not to create glare and so that lighting sources are not visible from off-site residences and public roads.

(9) Fill, topsoil and other stockpiled materials shall be vegetated or treated with dust suppression agents, as approved by the review authority. Stockpile heights may be specified by the hearing examiner but in no case shall they exceed thirty feet;

(10) The hearing examiner may specify the hours and duration of operations.

(11) The entire site, less any lawn, office area, or required setback, shall be fully enclosed within a view-obscuring fence. If the proposed site slopes so as to permit a view over a required fence from a point or points outside it, the applicant may be required to landscape, recontour, reorient or relocate the entire use to achieve the desired view obstruction.

(12) A reclamation plan shall be submitted for approval that discloses final proposed topography, measures to retain slopes as appropriate, methods for reserving topsoil for final grading, revegetation of the site and phases of reclamation. Reclamation shall be undertaken in accordance with the approved plan.

(13) No burning shall take place in connection with such use, subject to review on an annual basis toward compliance with any future air pollution standards which may be established by a county or regional air pollution control authority; and the hearing examiner in accordance with the provisions of this resolution may require a performance bond.

Amendments related to RCW 36.70A.060(1)(b): Zoning Chapter 11

Commercial Agricultural Lands Chapter 11.30

11.30.020(9) Chelan County requires that all plats, short plats, binding site plans, development permits, and building permits issued for development activities within five hundred feet of land designated as agricultural, forest, or mineral resource lands contain a notice that the subject property is within or near designated long-term commercial lands on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. ~~All plats, short plats, development permits and building permits issued for development activities on, or within five hundred feet of, land designated as agricultural lands shall contain a notice that the subject property is within or near designated long-term commercial agricultural lands on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration.~~

Commercial Forest Lands Chapter 11.32

11.32.020(6) Chelan County requires that all plats, short plats, binding site plans, development permits, and building permits issued for development activities within five hundred feet of land designated as agricultural, forest, or mineral resource lands contain a notice that the subject property is within or near designated long-term commercial lands on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. ~~Chelan County requires that all plats, short plats, development permits, and building permits issued for development activities within five hundred feet of land designated as forest lands contain a notice that the subject property is within or near designated long-term commercial forest lands, stating: "Land designated Commercial Forest Lands (FC zoning district) may include a variety of commercial activities, including, but not limited to, timber harvesting which may not be compatible with residential development."~~

Commercial Mineral Lands Chapter 11.34

11.34.020(5) Chelan County requires that all plats, short plats, binding site plans, development permits, and building permits issued for development activities within five hundred feet of land designated as agricultural, forest, or mineral resource lands contain a notice that the subject property is within or near designated long-term commercial ~~mineral~~ lands on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. The notice for mineral resource lands shall also inform that an application might be made for mining-related activities, including mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals.

Amendments related to RCW 36.70A.030(5):

Fish and Wildlife Habitat Conservation Areas Overlay District Chapter 11.78

11.78.010 Applicability.

The provisions of this chapter shall apply to development that is proposed to be located within fish and wildlife habitat conservation areas by definition or within a review area of one thousand feet from a mapped point location (den or nest site) of a priority species.

"Fish and wildlife habitat conservation areas" does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company.

Fish and wildlife protection is not intended to preclude reasonable use of property, nor is it intended to authorize public use of private property or prevent trespassing laws from being enforced.

This chapter does not require any permit in addition to those otherwise required by county ordinances. This chapter does not exempt uses and activities from any state or federal permits that may be required. Uses and activities in fish and wildlife habitat conservation areas for which no permit or approval is required by any other county ordinance remain subject to the standards and requirements of this chapter.

Definitions Chapter 14.98

14.98.485 Critical areas.

“Critical areas” include the following areas and ecosystems:

(1) Wetlands; and,

(2) Areas with a critical recharging effect on aquifers used for potable water; and,

(3) Fish and wildlife habitat conservation areas; and,

(4) Frequently flooded areas; and,

(5) Geologically hazardous areas.

"Fish and wildlife habitat conservation areas" does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company.

Amendments related to RCW 36.70A.695:

Supplementary Provisions and Accessory Uses Chapter 11.88

11.88.110 Electric vehicle charging stations

(1) Electric vehicle charging stations and related infrastructure is permitted if located within 1,000' of urban or rural collector roads, as defined in CCC 15.30.220, or a State Highway and in compliance with the following:

(A) Electric charging stations shall provide a parking stall using the size requirements defined in Table 11.90-4; and,

(B) Electric charging station stalls shall be designated by vertical signage identifying the station as an electric vehicle charging station and indicating that it is only for electric vehicle charging. The signage must be consistent with the manual on uniform traffic control devices, as adopted by the department of transportation under RCW 47.36.030. Additionally, the electric vehicle charging station must be indicated by green pavement markings. Additional signage may be permitted to inform and direct the public to the station.

(2) Parking spaces designated for electric vehicle charging may be included in the calculation of the off street parking requirements, as defined in 11.90.060.

District Use Chart Section 11.04.020

USE/ACTIVITY	RR20	RR10	RR5	RR2.5	RW	RRR	RV	RC	RI	RP	AC	FC	MC
Electric Vehicle Charging Station	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)

P(1) – Permitted use subject to development standards in Chapter 11.88, 11.93 and /or within the applicable zoning district standards.

Definition Chapter 14.98

14.98.637 Electric vehicle

"Electric Vehicle Charging Station" means a public or private parking space that is served by charging equipment that has as its primary purpose the transfer of electric energy to a battery or other energy storage device in an electric vehicle. It may include a Battery Charging Station, Battery Exchange Station, Rapid Charging Station and/or Electric Vehicle Infrastructure, as defined in RCW 36.70A.695(5).

Amendments related to Zoning Maps:

Establishment of Zones/Map Chapter 11.06, Section 11.06.030 Map of zoning Districts

(1) Adoption, Changes, Filing.

(A) ~~The zoning districts established by this title together with the zoning districts within the urban growth areas for the cities of Chelan, Entiat, Wenatchee, and Cashmere, as adopted by Chelan County in Resolution 2000-130, and as amended; and within the urban growth area of the city of Leavenworth, as adopted by Chelan County in Resolution 99-61, and as amended; are defined as shown on the official zoning maps, together with all the explanatory material thereon, are adopted by reference and declared to be a part of this title.~~The zoning districts set forth in this title, together with the zoning districts within the urban growth areas for the cities of Cashmere, Chelan, Entiat, Leavenworth and Wenatchee, are shown on the official zoning maps, together with all the explanatory material thereon, as adopted by Resolution 2017-119. The zoning maps and the explanatory material adopted by Resolution 2017- 119, and as amended, are hereby declared to be part of this title.

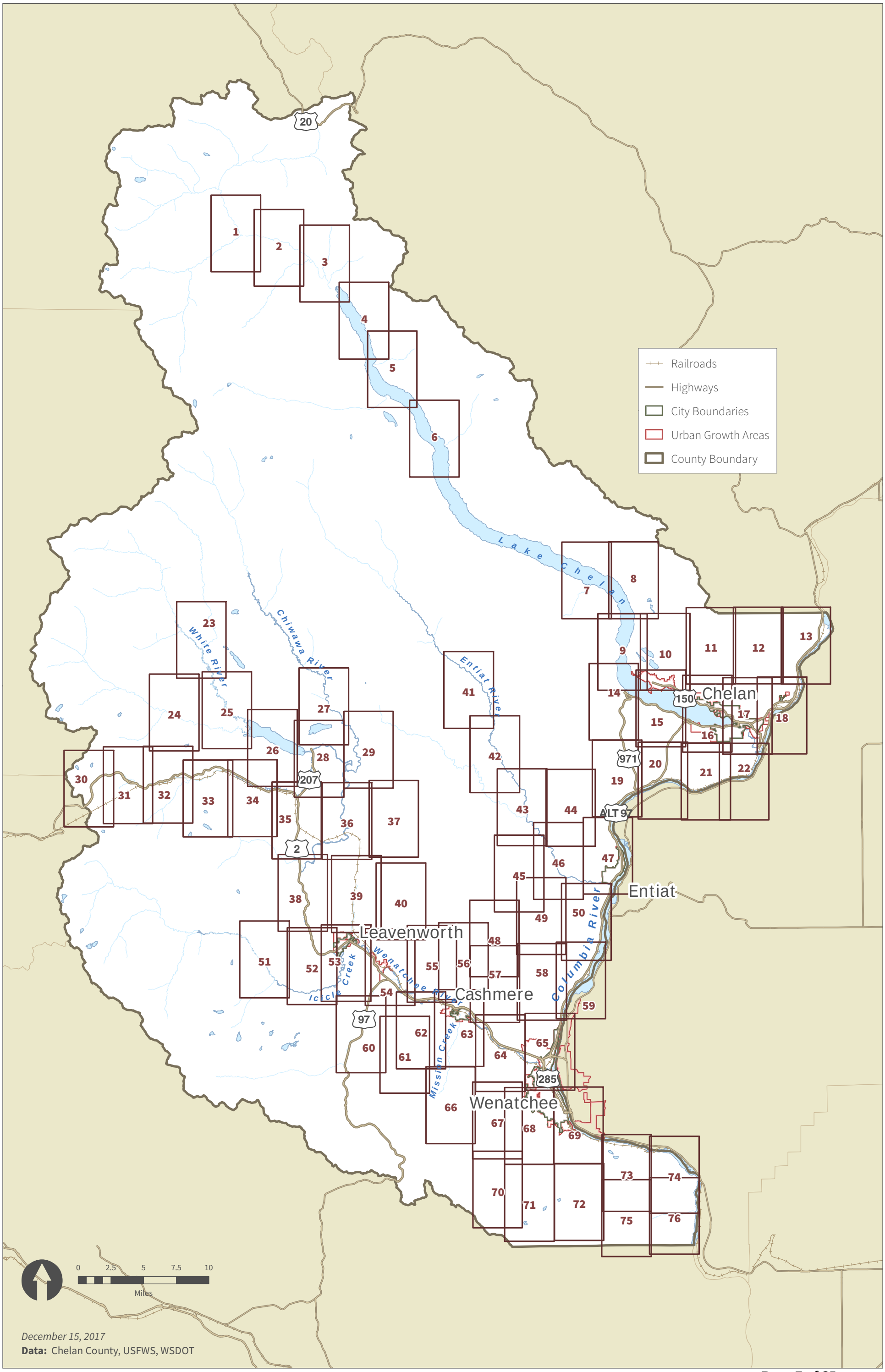
(B) The official zoning maps for the unincorporated portions of Chelan County shall be maintained in the Chelan County ~~department of building/fire safety and planning~~ Community Development.

(C) The official zoning maps shall be maintained in electronic form and depicted in various formats and scales as appropriate to the need. The official zoning maps maintained by Chelan County shall be the final authority as to the current zoning status of land.

(D) When, in accordance with the provisions of this title and Chapter 36.70A RCW, changes are made in zoning district boundaries, such changes shall be made on the official zoning map promptly after the amendment has been approved ~~by the board~~.

(E) No changes shall be made to the official zoning map except in conformity with the procedures set forth in this title and Title 14, Development Permit Procedures and Regulations. Any unauthorized change by any person or persons shall be considered a violation of Chapter 11.96, and punishable as provided by law.

Chelan County Zoning Map Atlas 1:24,000 Index



December 15, 2017

Data: Chelan County, USFWS, WSDOT

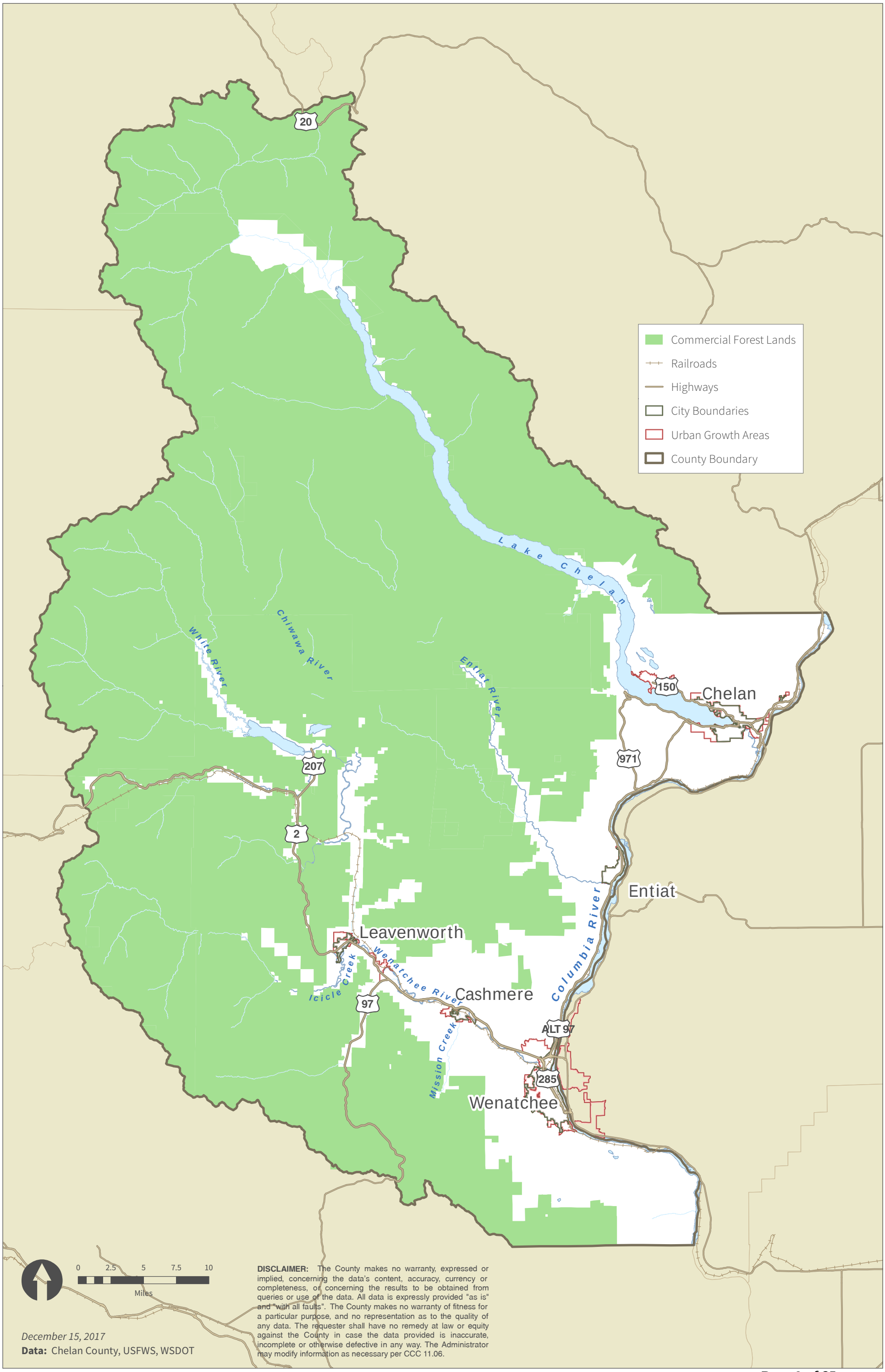
Chelan County Zoning Legend

- Overlay Districts
- WATER
- Airport (Chelan)
- COMMERCIAL AGRICULTURAL LANDS
- Airport Residential (Cashmere)
- Highway Commercial (Peshastin)
- Waterfront Commercial (Chelan)
- Mixed Commercial Lt Industrial (Cashmere)
- Downtown Commercial (Manson)
- Neighborhood Commercial (Wenatchee)
- Tourist Commercial (Manson)
- COMMERCIAL FOREST LANDS
- General Commercial (Leavenworth)
- Industrial (Peshastin or Wenatchee)
- Campus Industrial (Peshastin)
- Light Industrial (Peshastin)
- COMMERCIAL MINERIAL LANDS
- Multi-Family (Cashmere)
- Manson Light Industrial (Manson)
- Multifamily Residential (Leavenworth)
- Mixed Residential Corridor (Wenatchee)
- North Wenatchee Business District
- Office Mixed Use (Wenatchee)
- Public (Cashmere)
- Public (Peshastin)
- Public Lands and Facilities (Chelan)
- Single-Family Residential (Chelan or Peshastin)
- Medium Density Residential (Peshastin)
- High Density Residential (Peshastin)
- Residenital Low (Entiat)
- Multi-Family Residential (R-M)
- RURAL COMMERCIAL
- Recreation District (Leavenworth)
- Residential Foothills (Wenatchee)
- Residential High (Wenatchee)
- RURAL INDUSTRIAL
- Residential Low
- Residential Low 10,000 (Leavenworth)
- Residential Low 12,000 (Leavenworth)
- Residential Low 6,000 (Leavenworth)
- Residential Moderate (Wenatchee)
- RURAL PUBLIC
- RURAL RESIDENTIAL/RESOURCE 10
- RURAL RESIDENTIAL/RESOURCE 2.5
- RURAL RESIDENTIAL/RESOURCE 20
- RURAL RESIDENTIAL/RESOURCE 5
- RURAL RECREATIONAL/RESIDENTIAL
- Residential Single Family (Wenatchee)
- RURAL VILLAGE
- RURAL WATERFRONT
- Suburban Residential (Cashmere)
- Special Use District (Chelan)
- South Wenatchee Business District
- Tourist Accommodations (Chelan)
- Tourist Commercial (Leavenworth)
- Urban Public (Manson)
- Urban Residential 1 (Manson)
- Urban Residential 2 (Manson)
- Urban Residential 3 (Manson)
- Warehousing and Industrial (Chelan)
- WAPATO
- Warehouse Industrial (Cashmere)
- Waterfront Mixed Use (Wenatchee)

December 15, 2017
Data: Chelan County, WSDOT

NOTE: Zoning categories depicted on this map are under revision and are displayed here for reference purposes only. All zoning boundaries should be verified with Chelan County.

Chelan County Commercial Forest (FC) Zone



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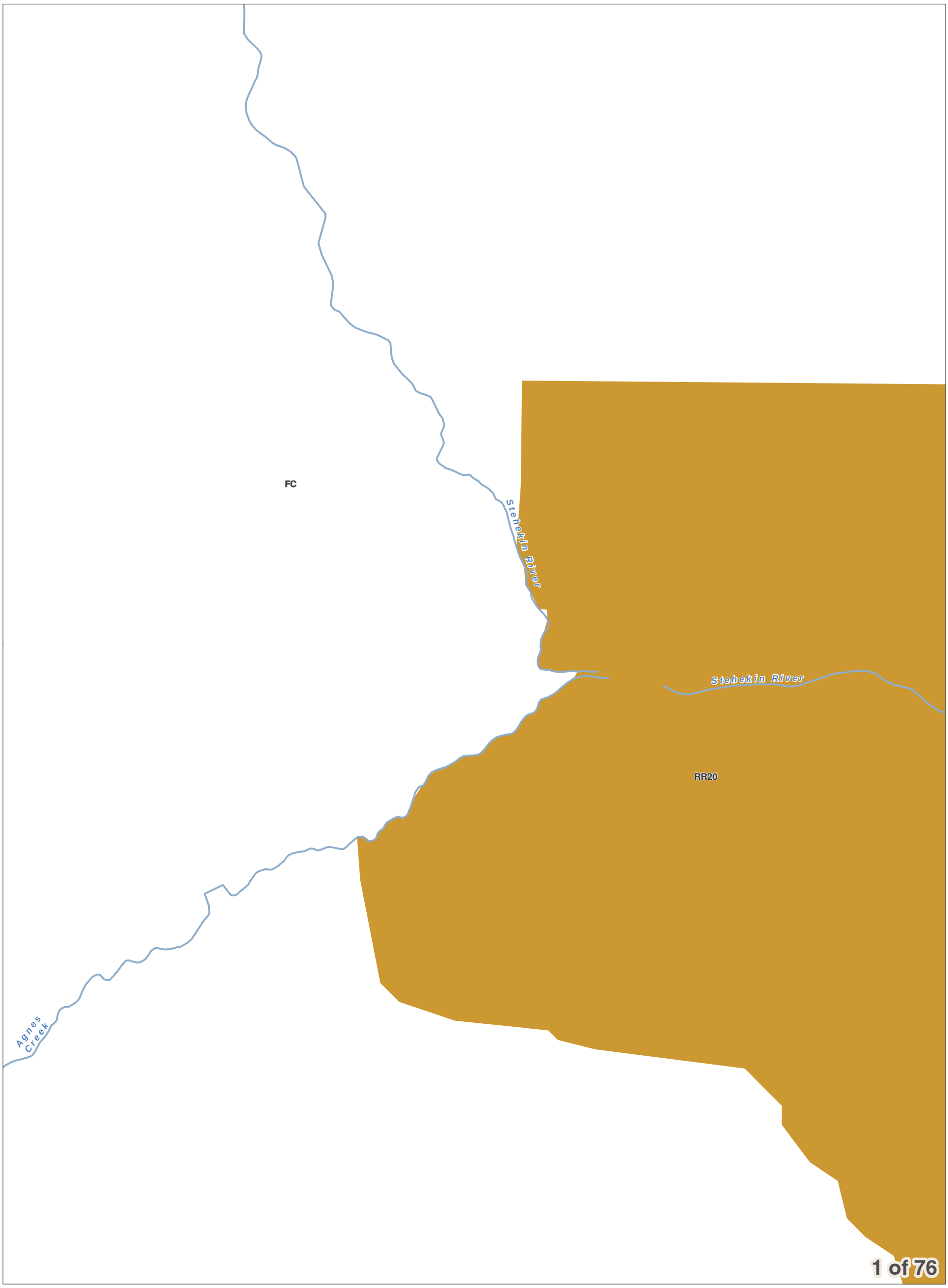
Chelan County Zoning, Revised December 15, 2017



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Miles
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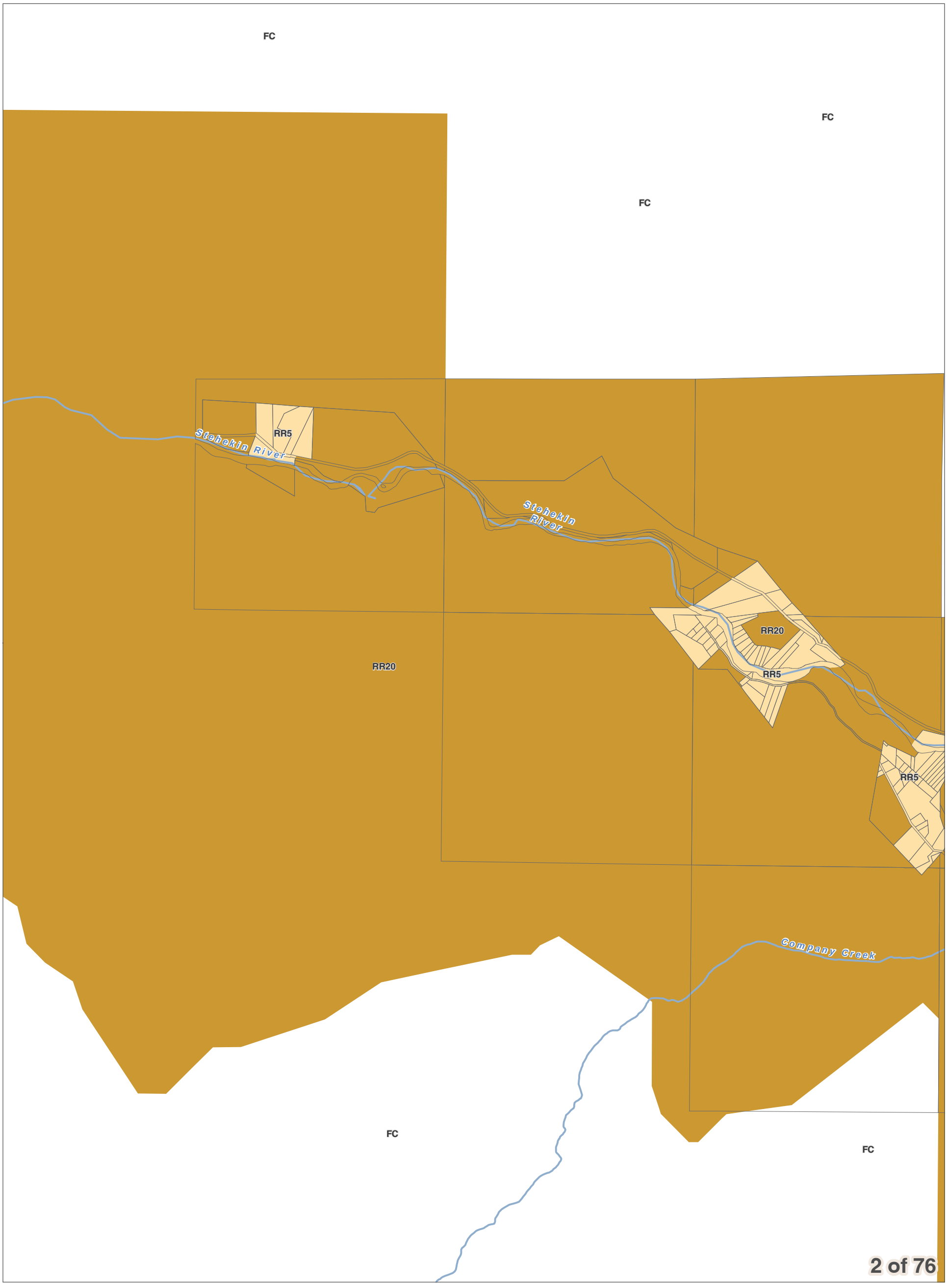
Chelan County Zoning, Revised December 15, 2017



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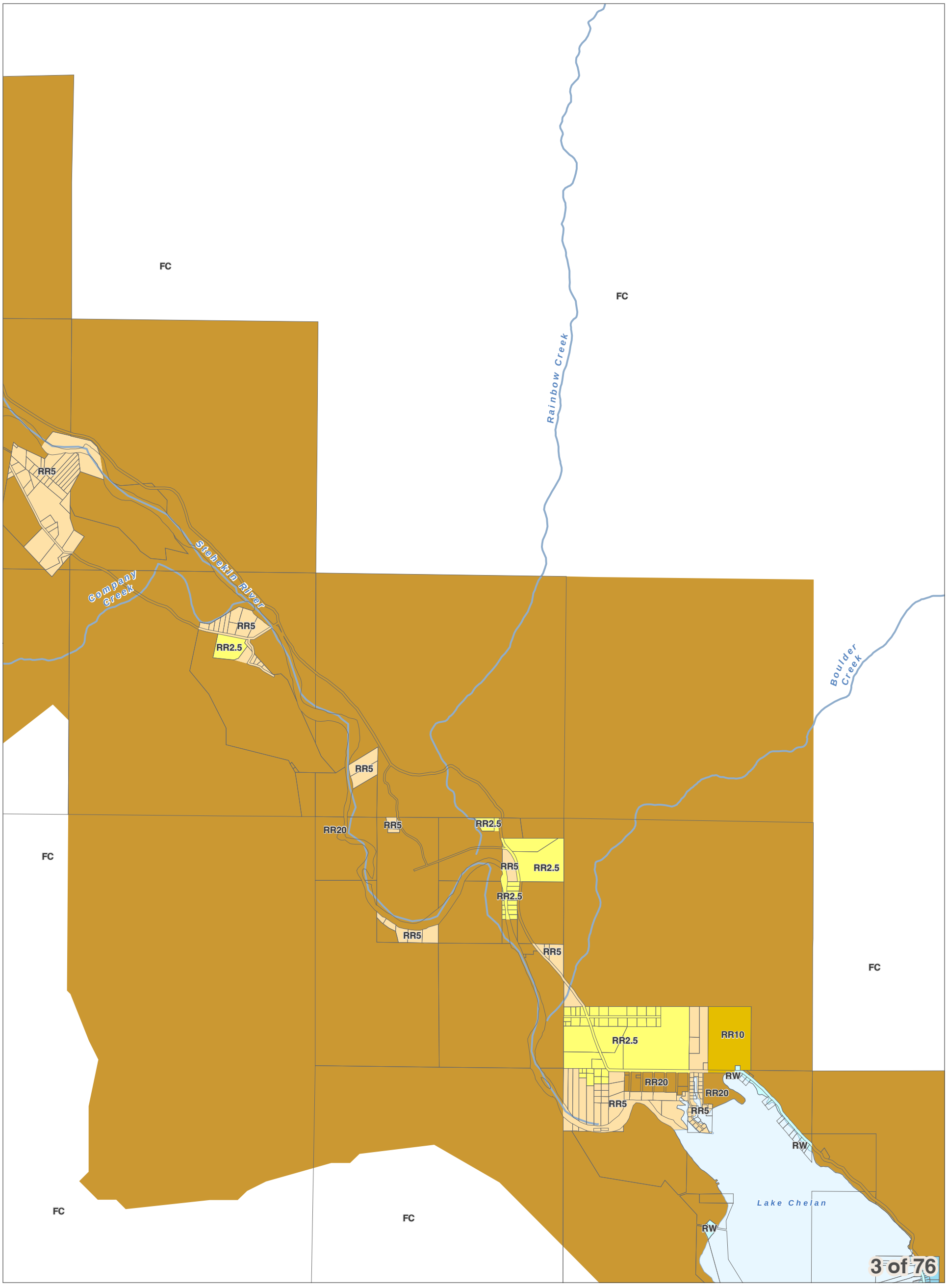

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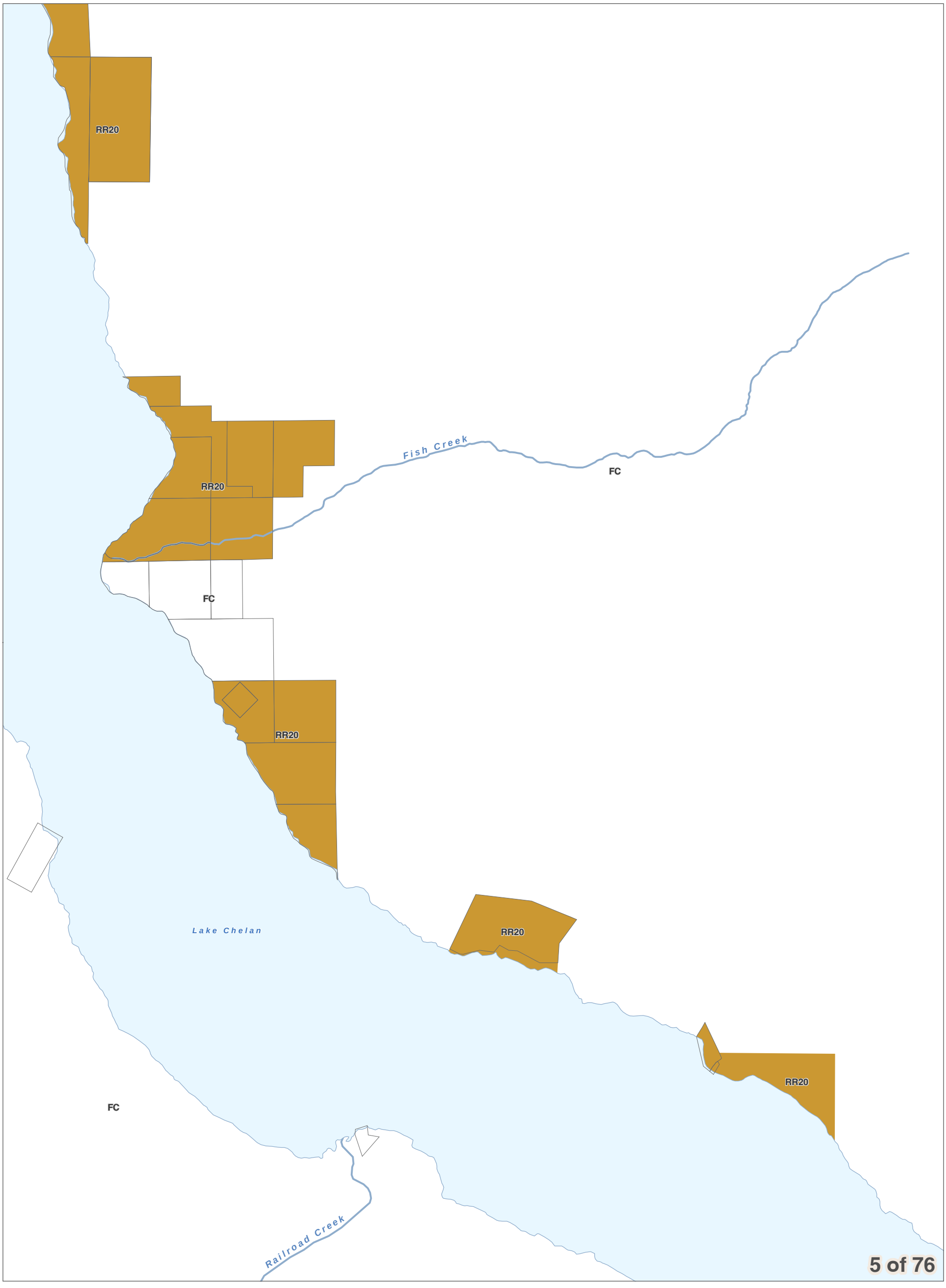

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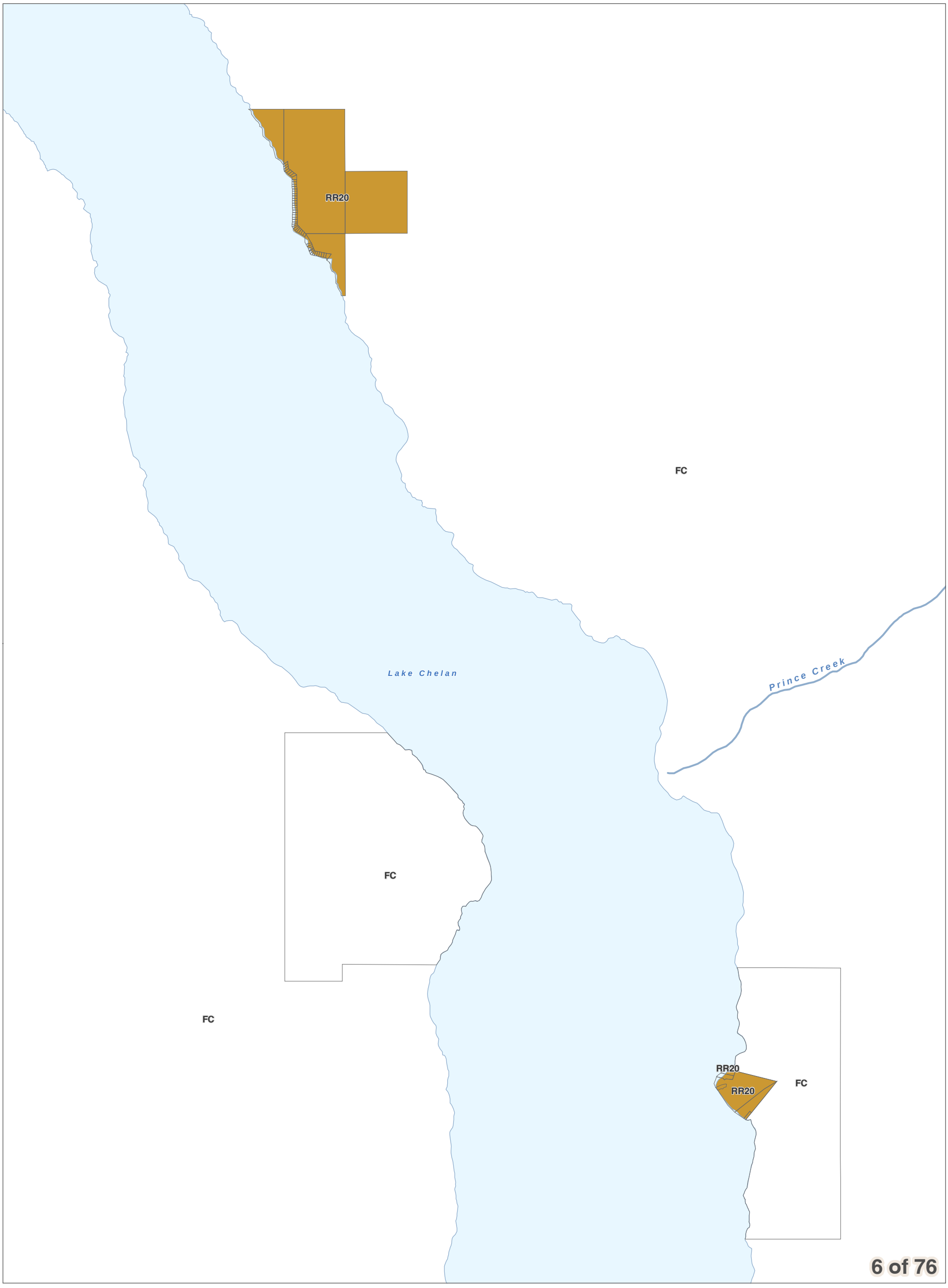

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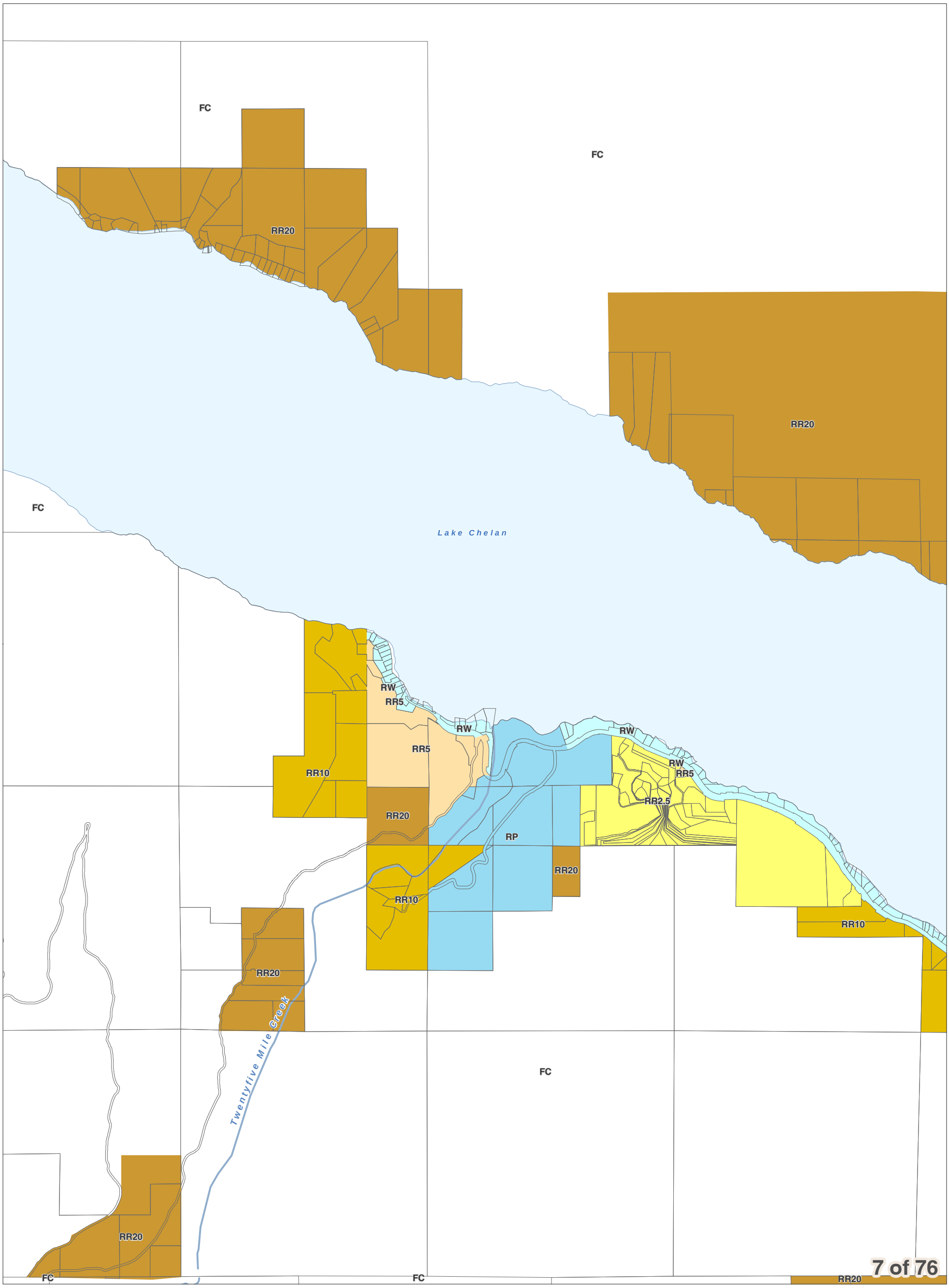

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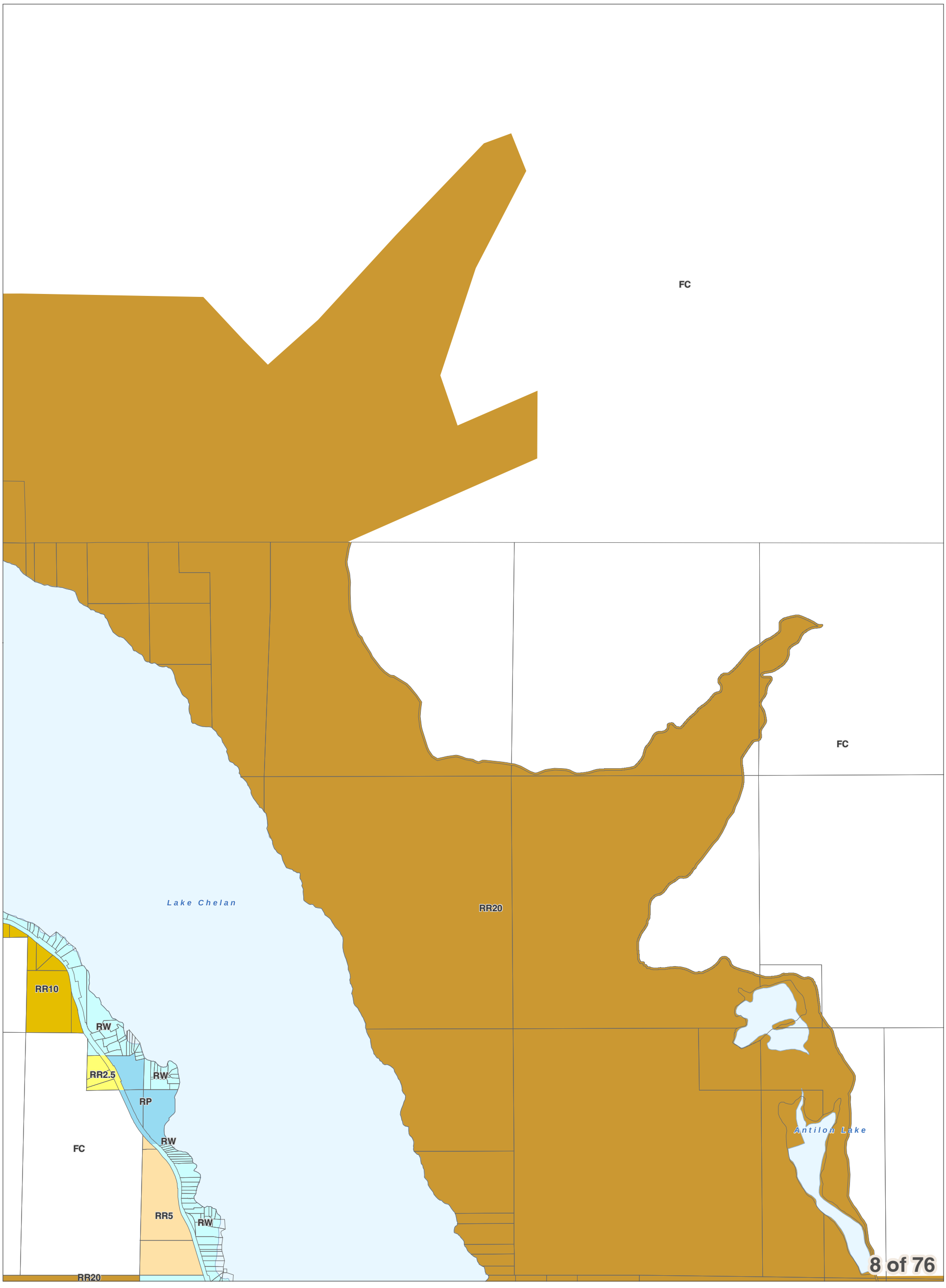

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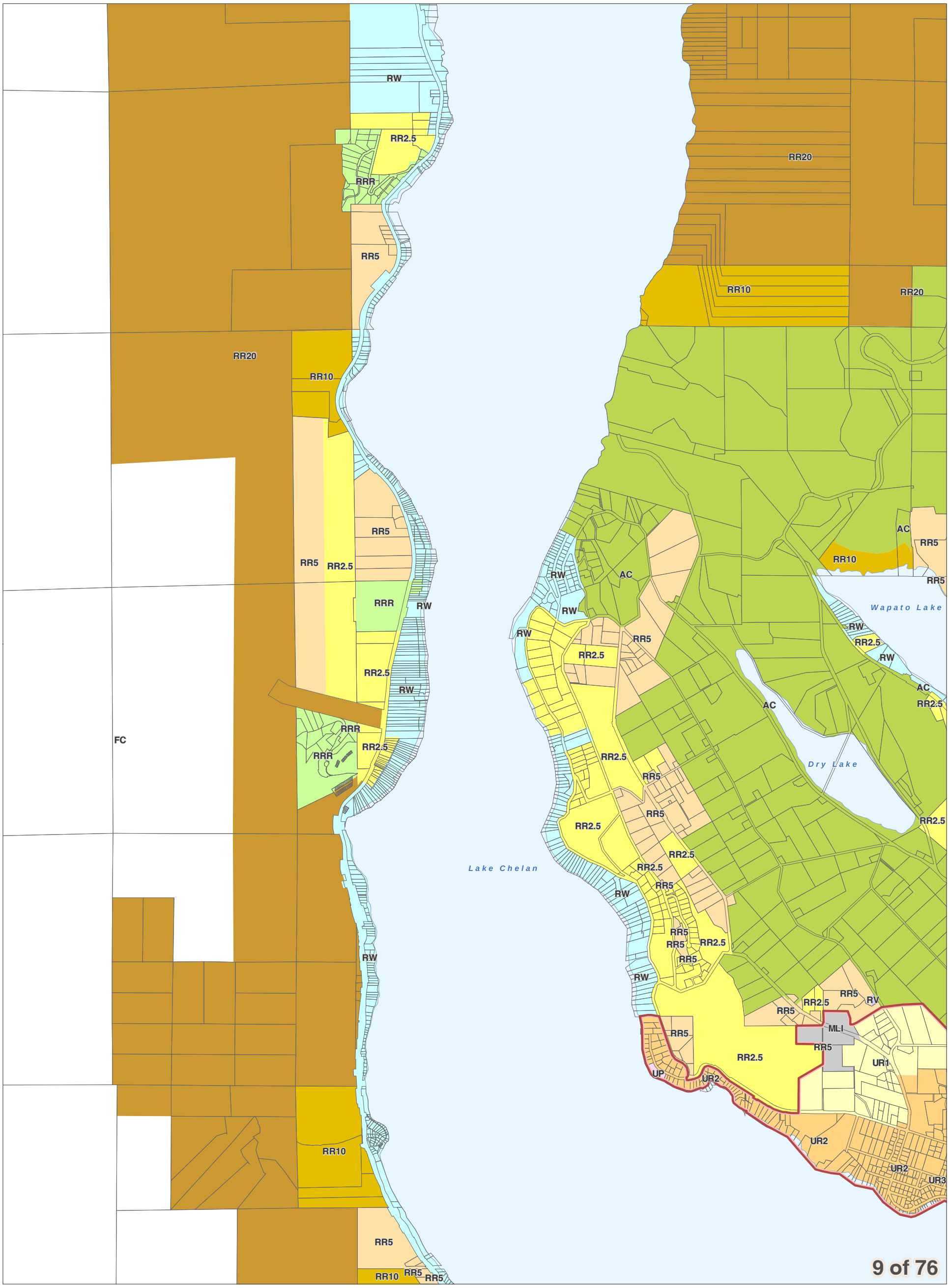

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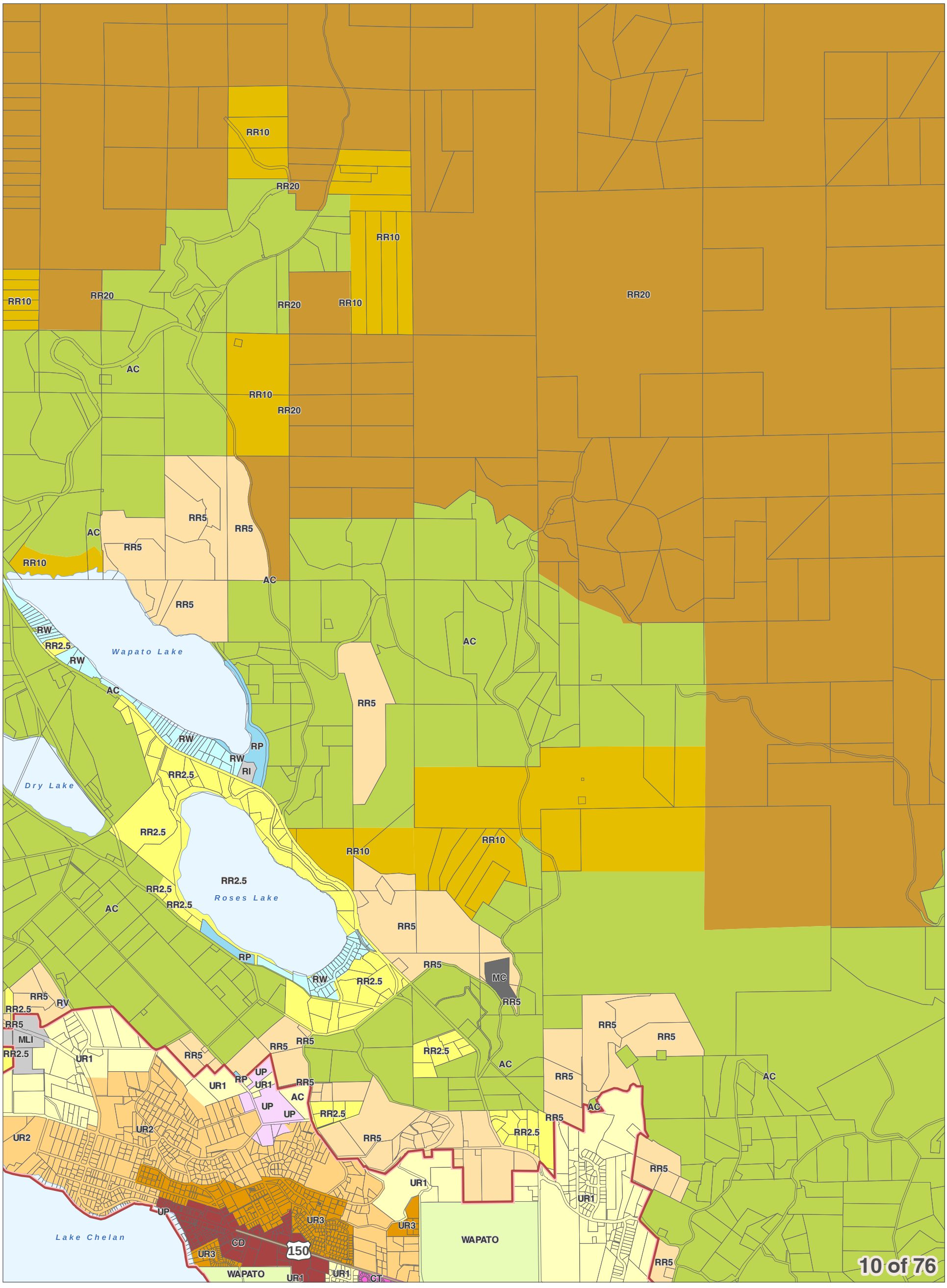

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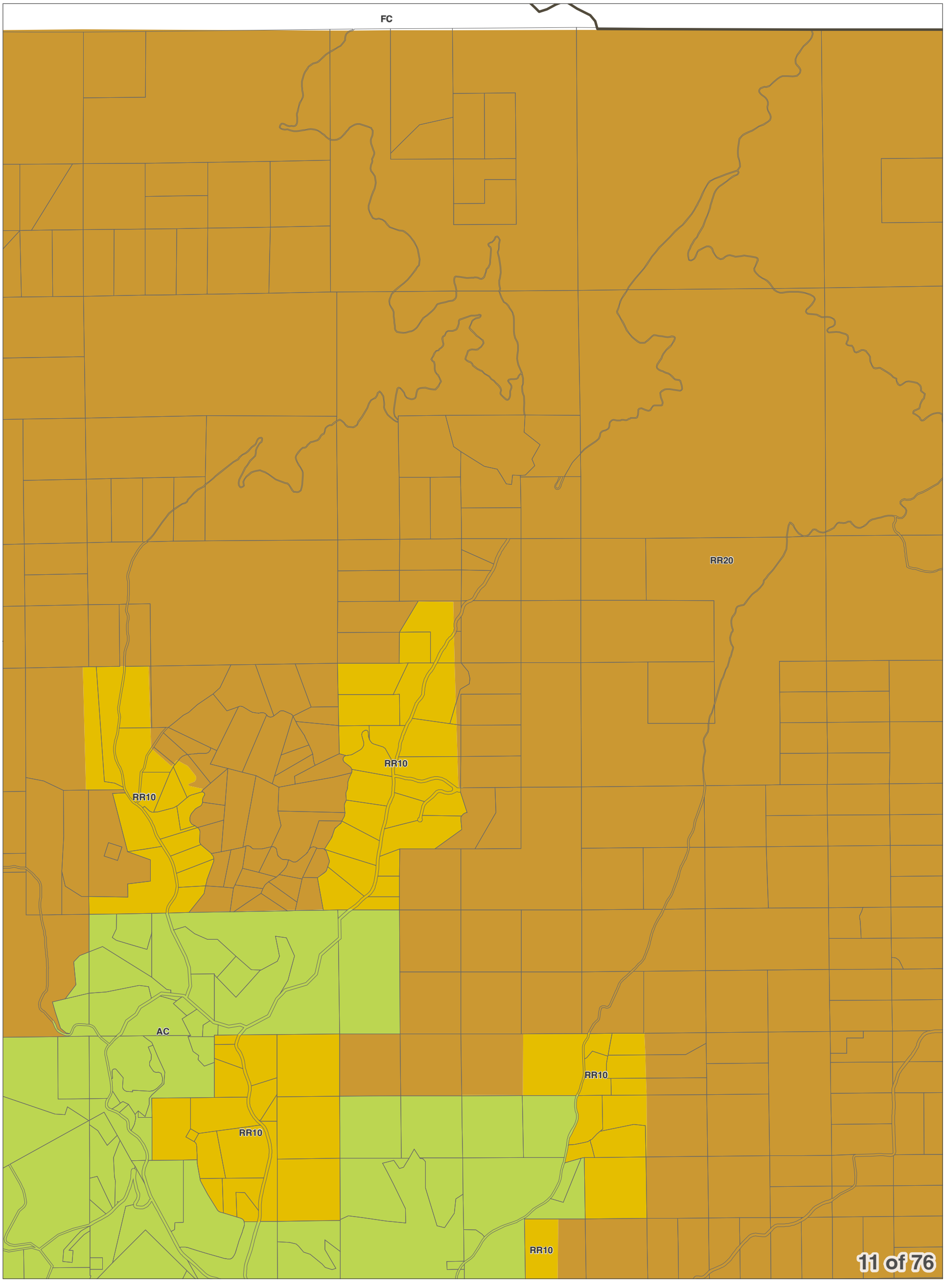

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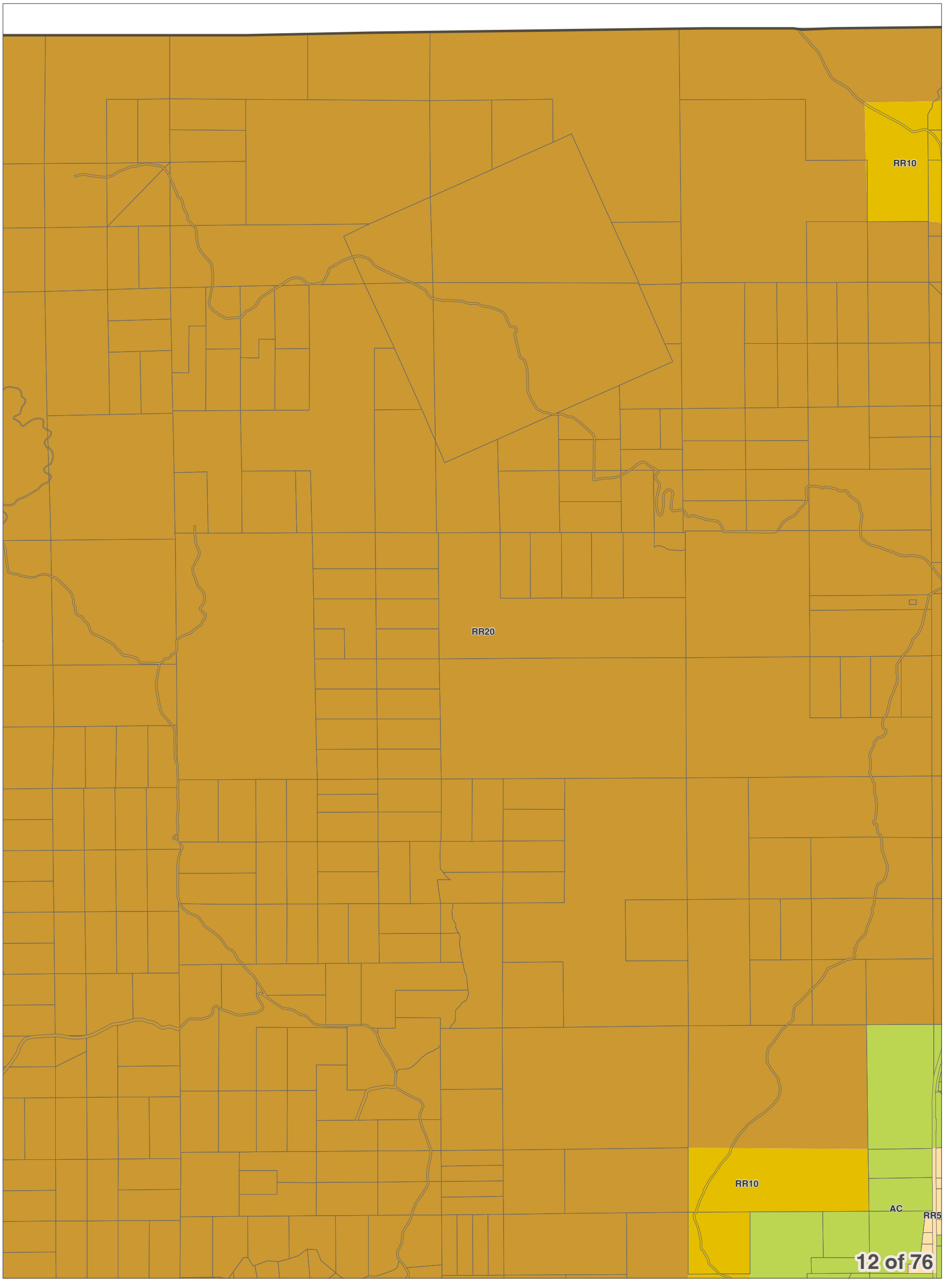

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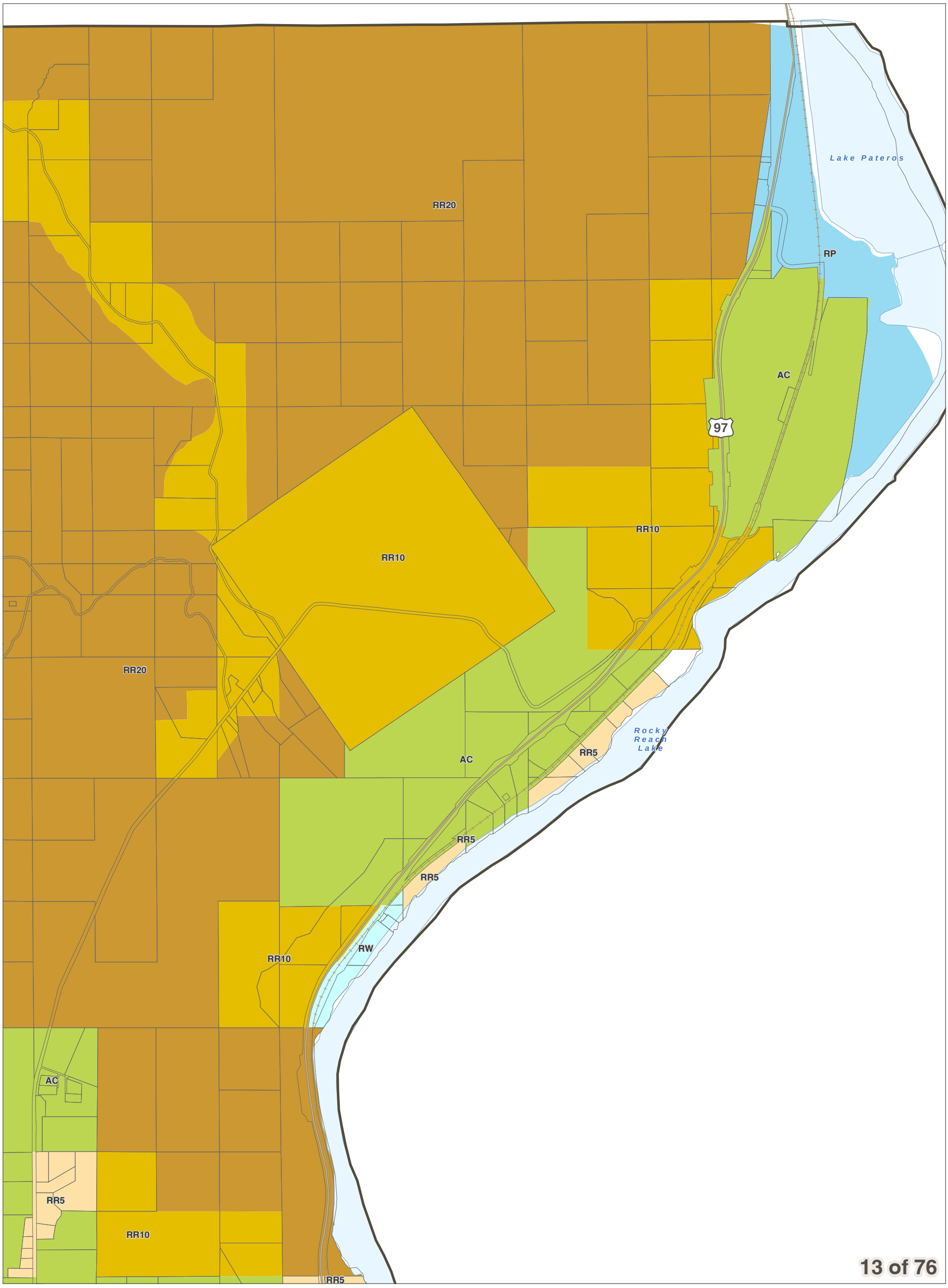

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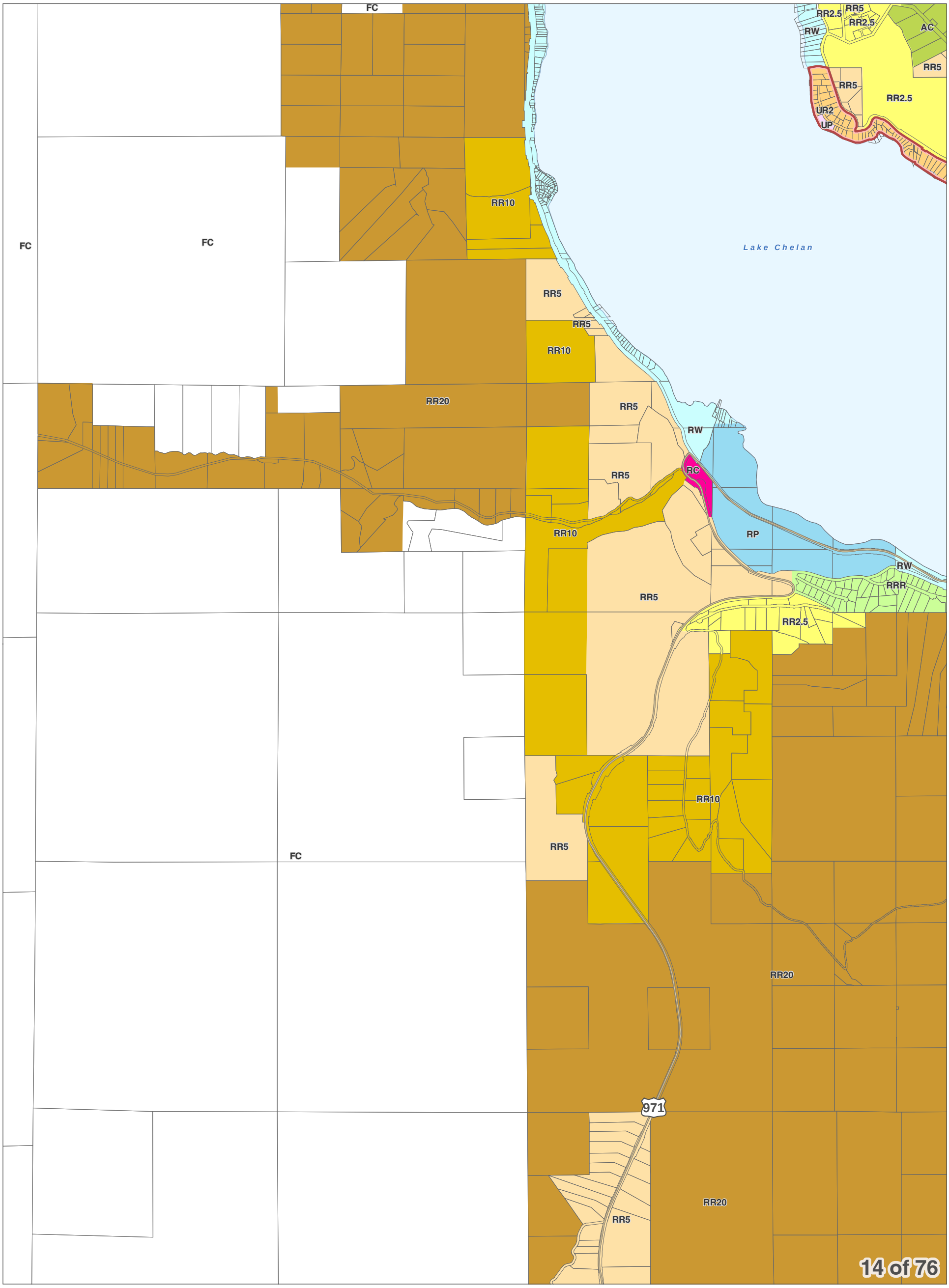

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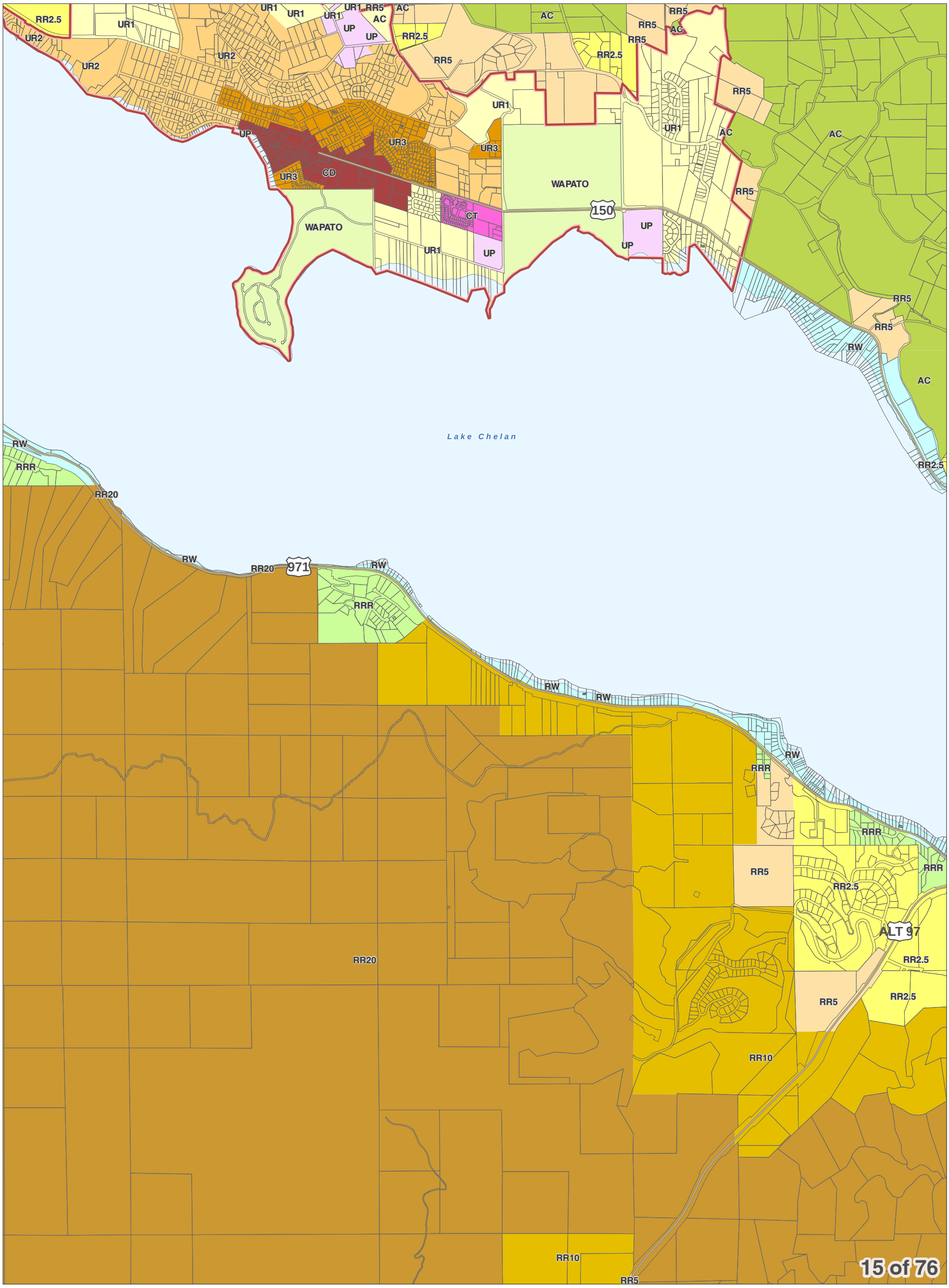

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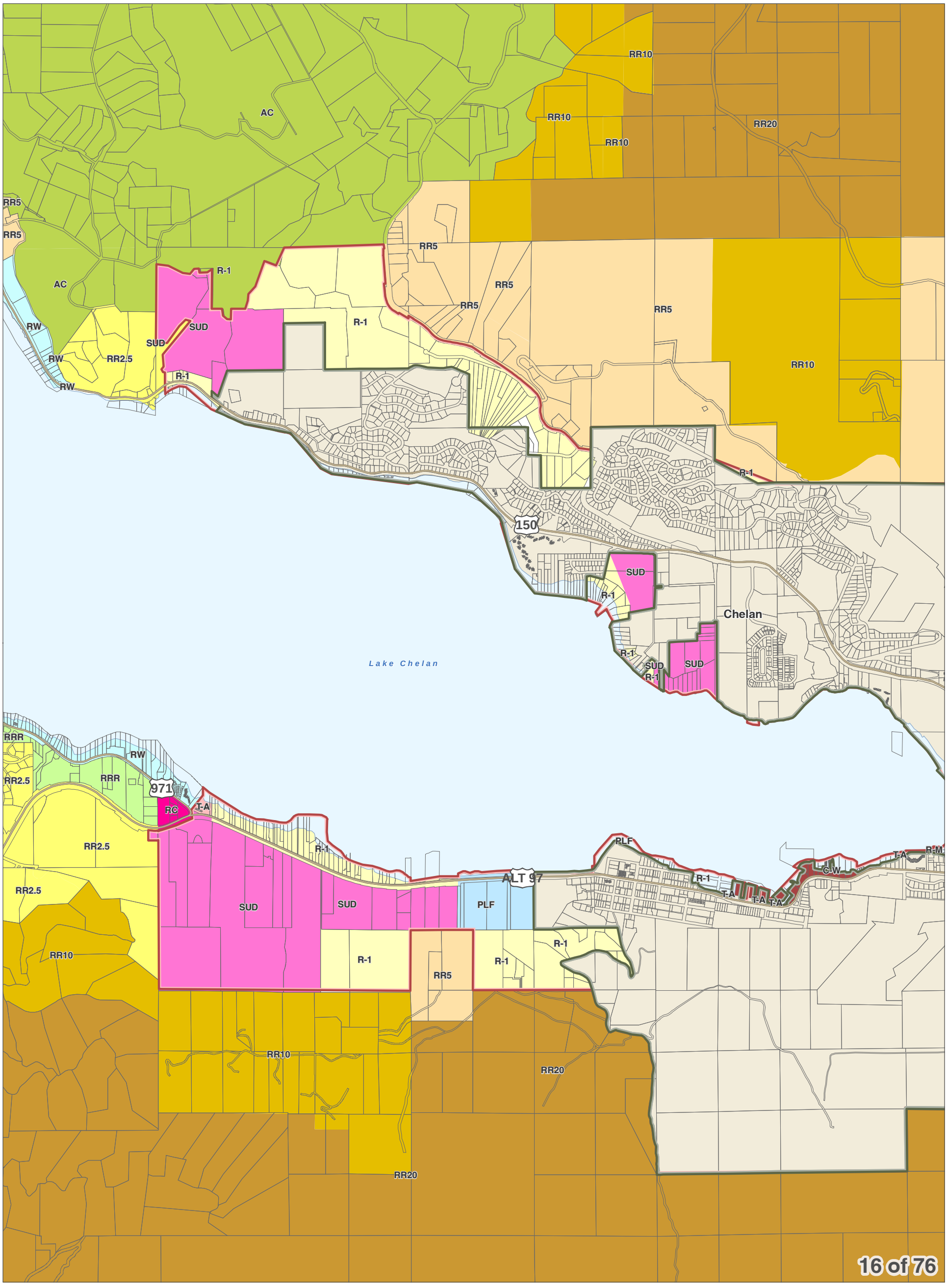

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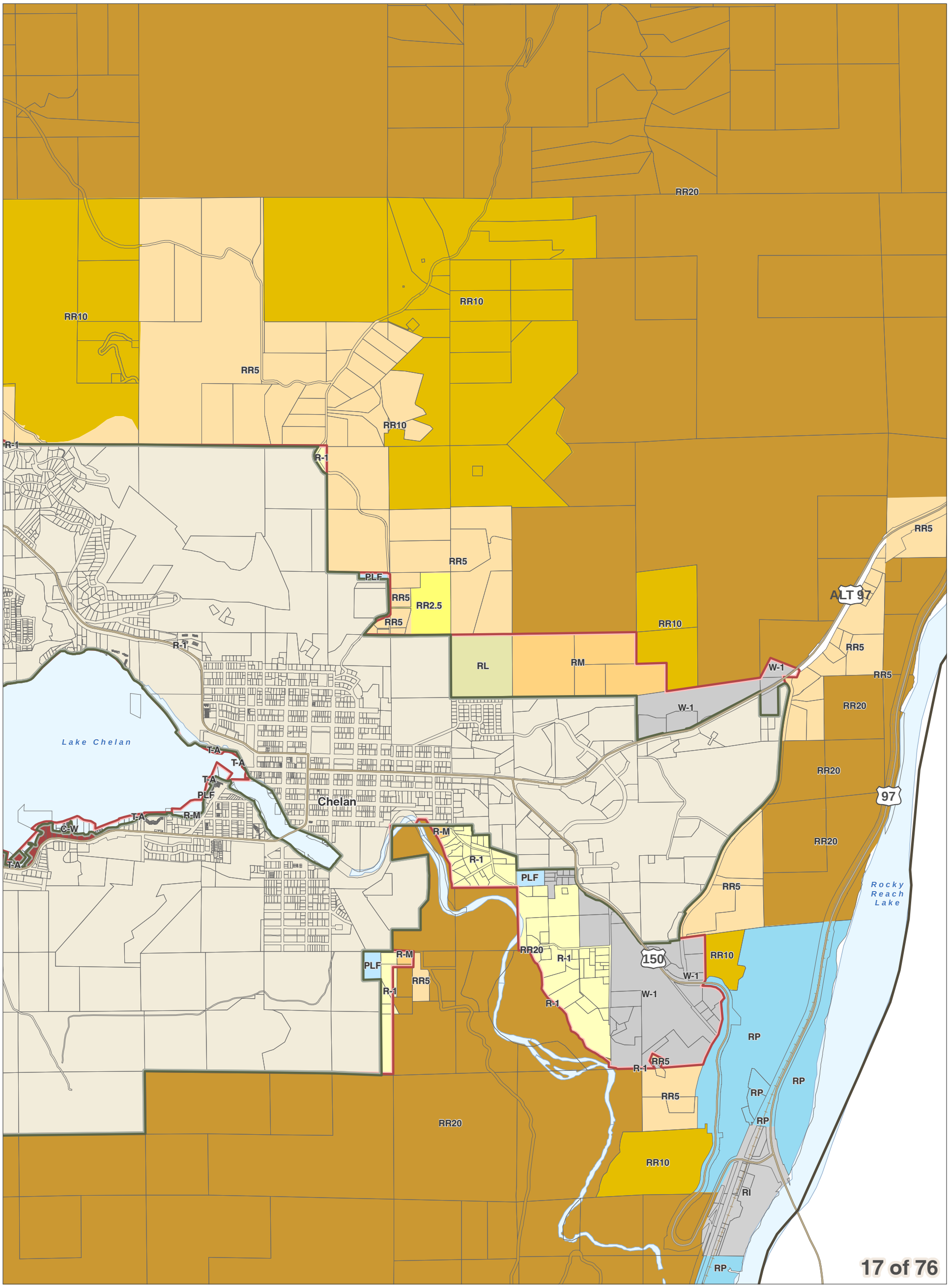

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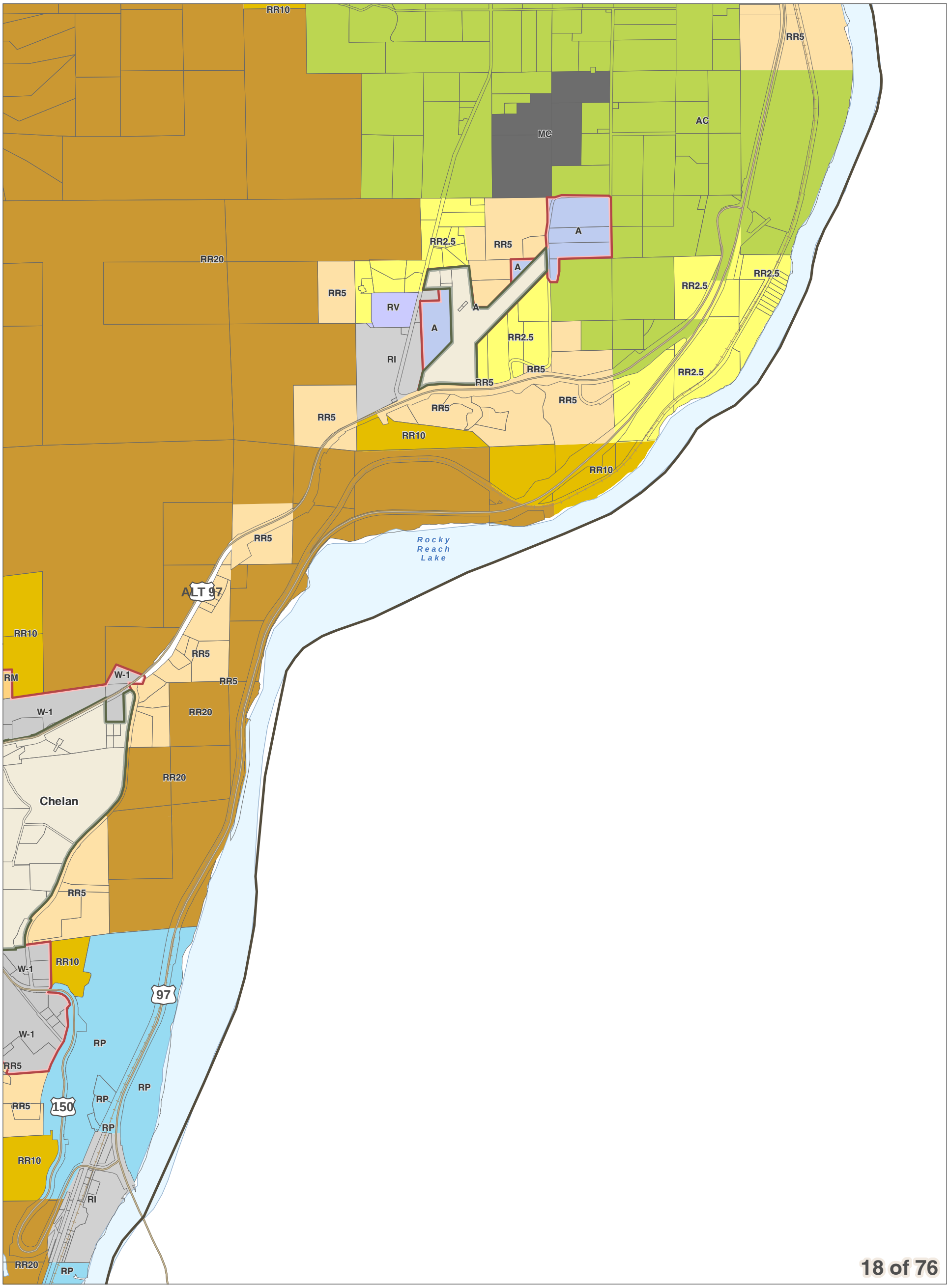

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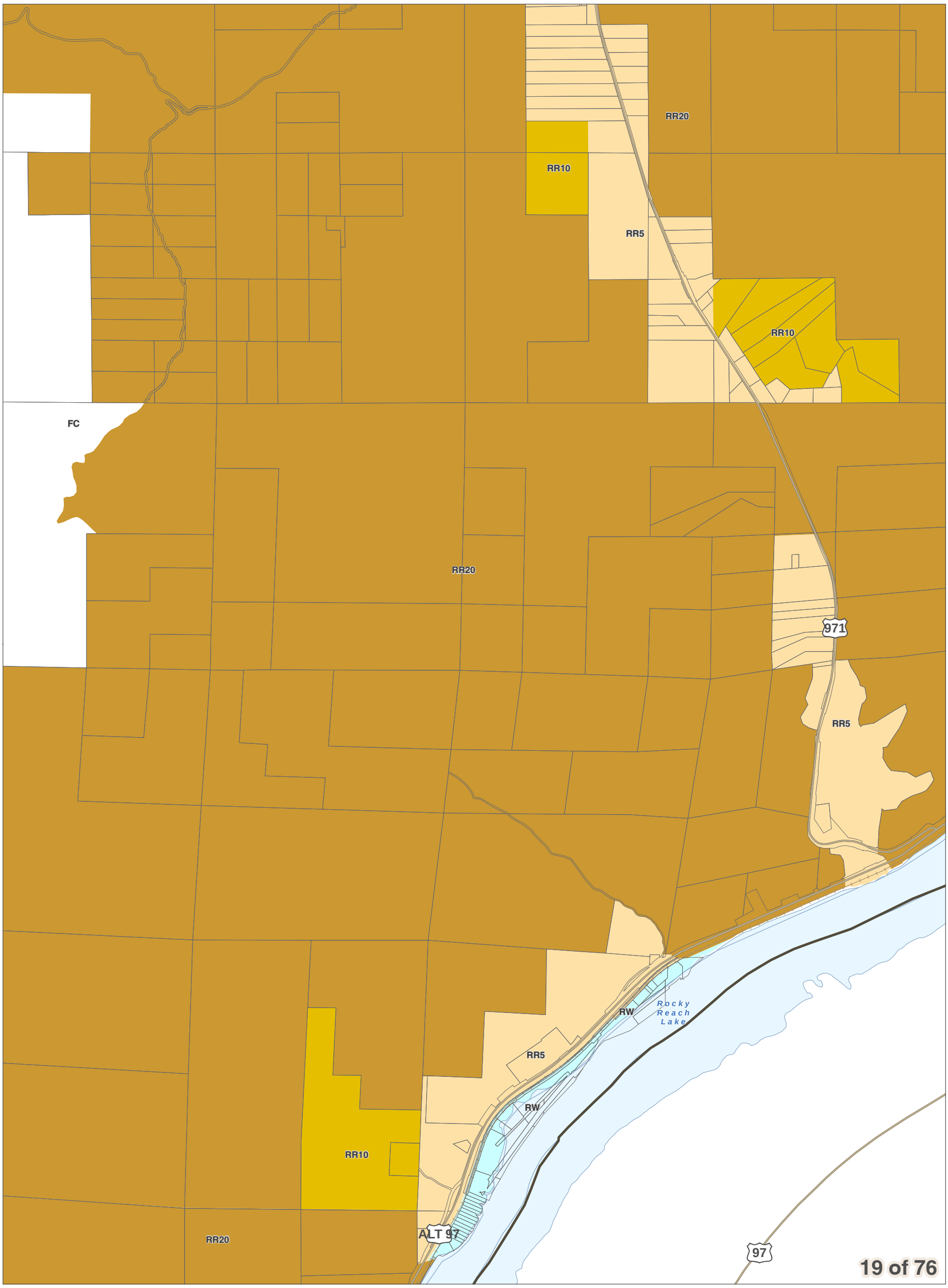

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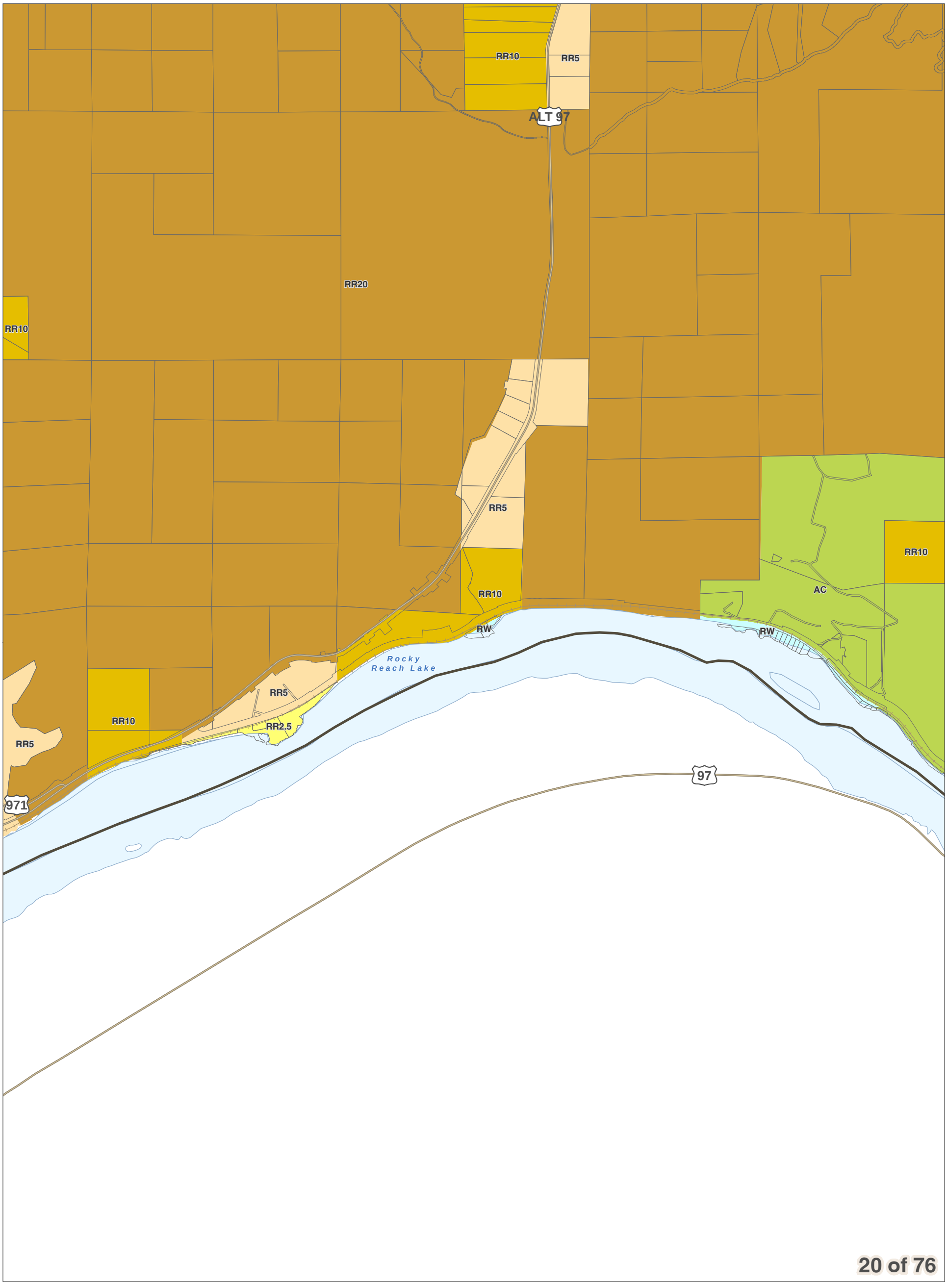

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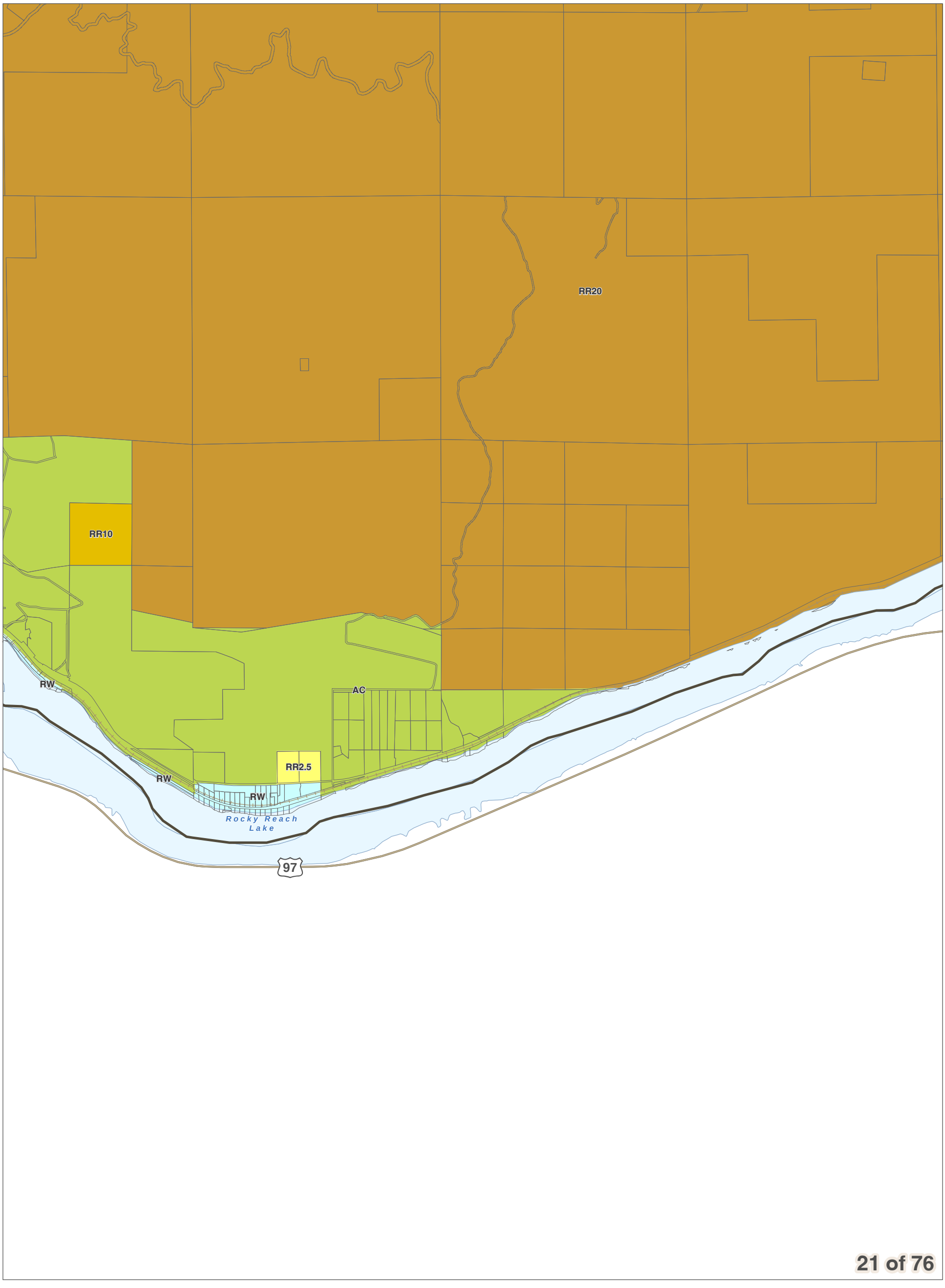

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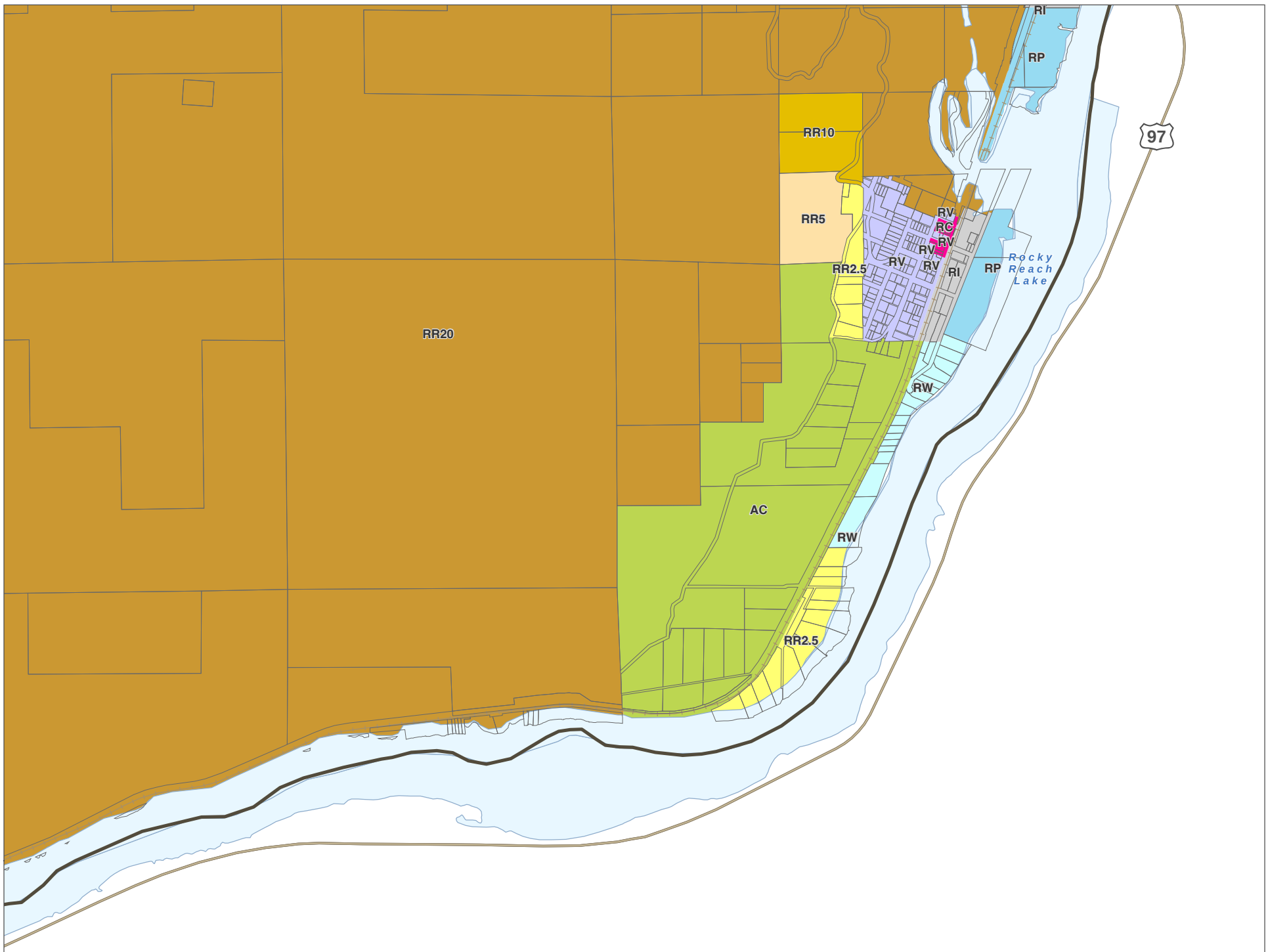

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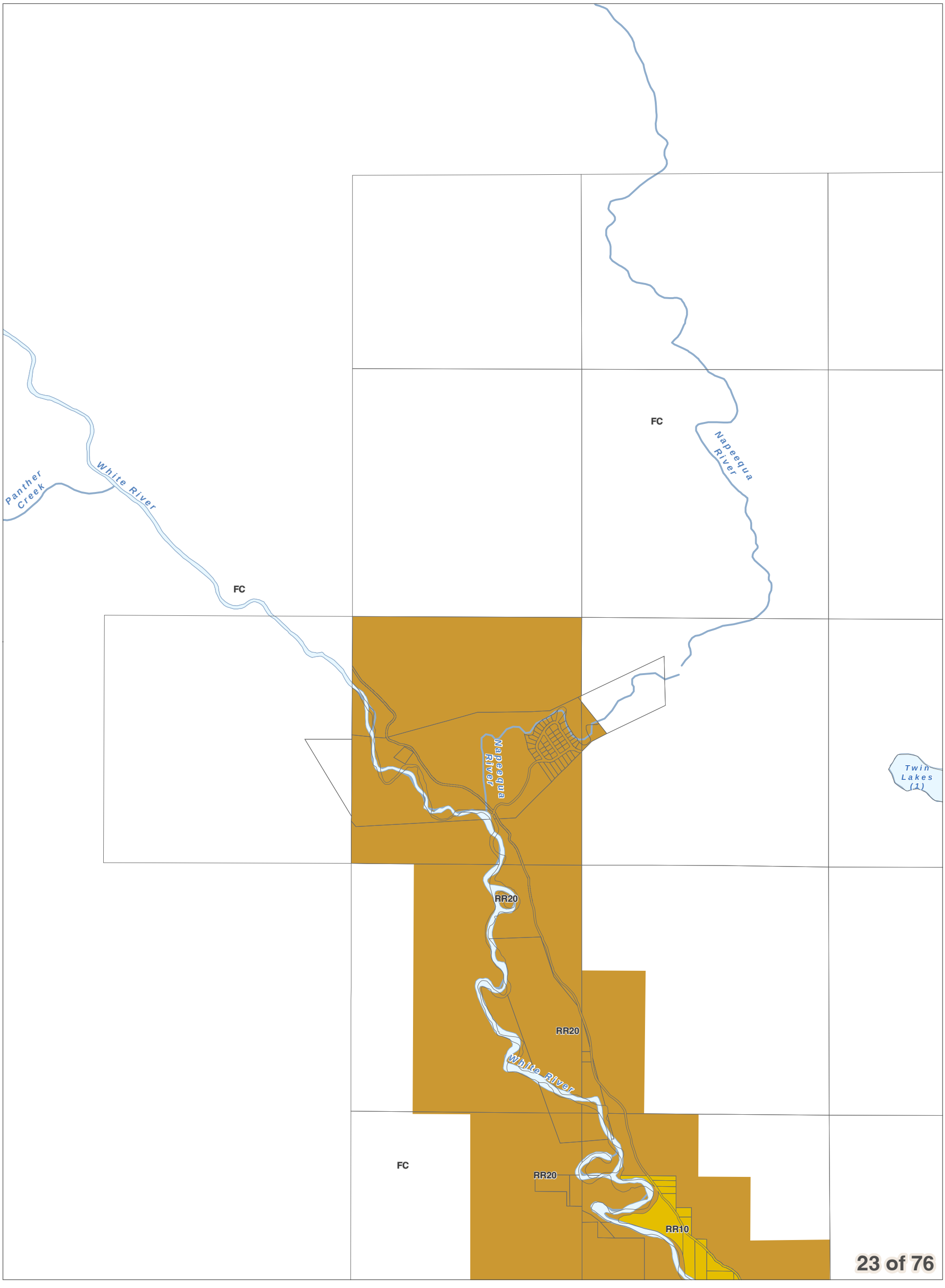

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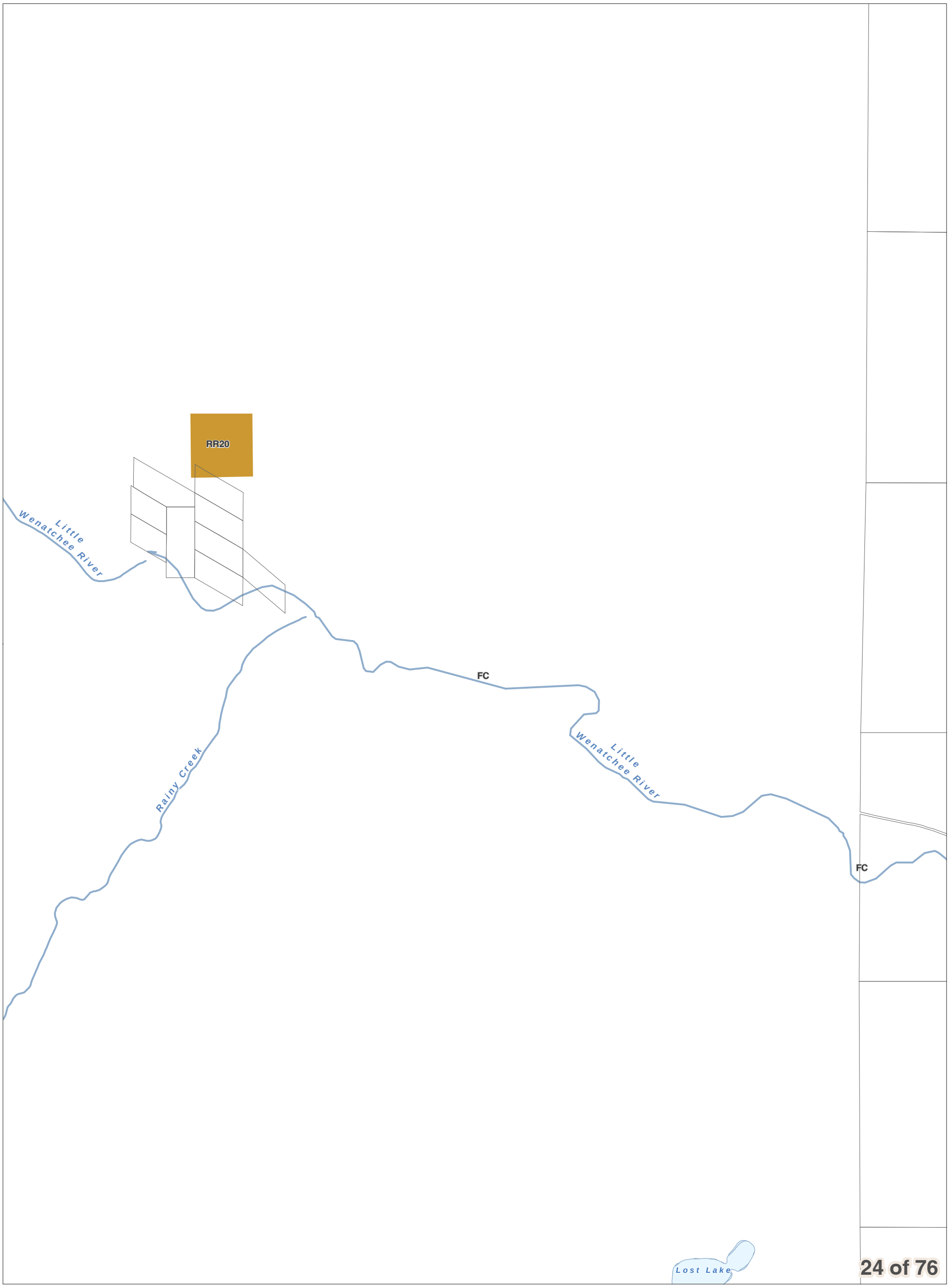

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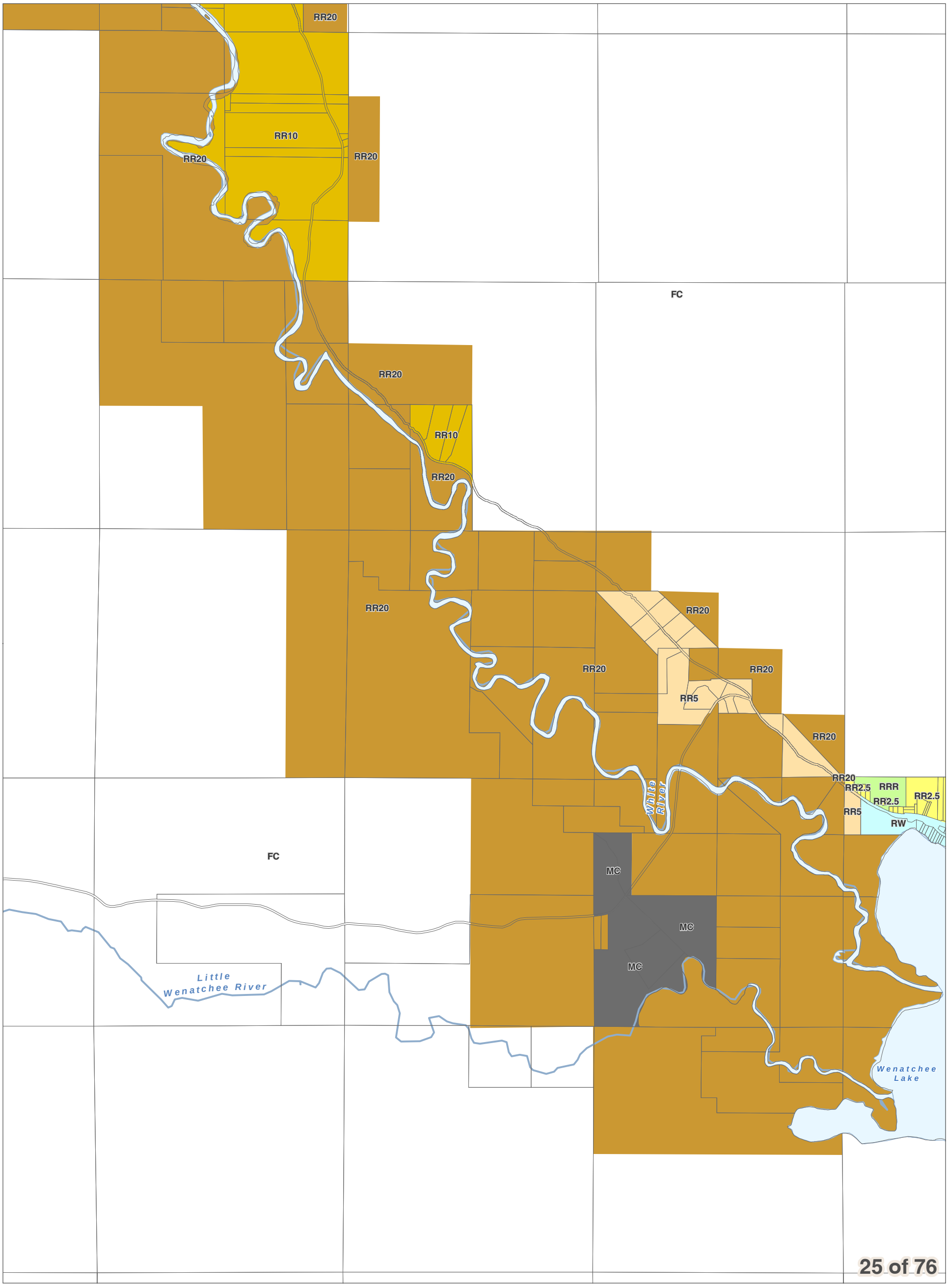

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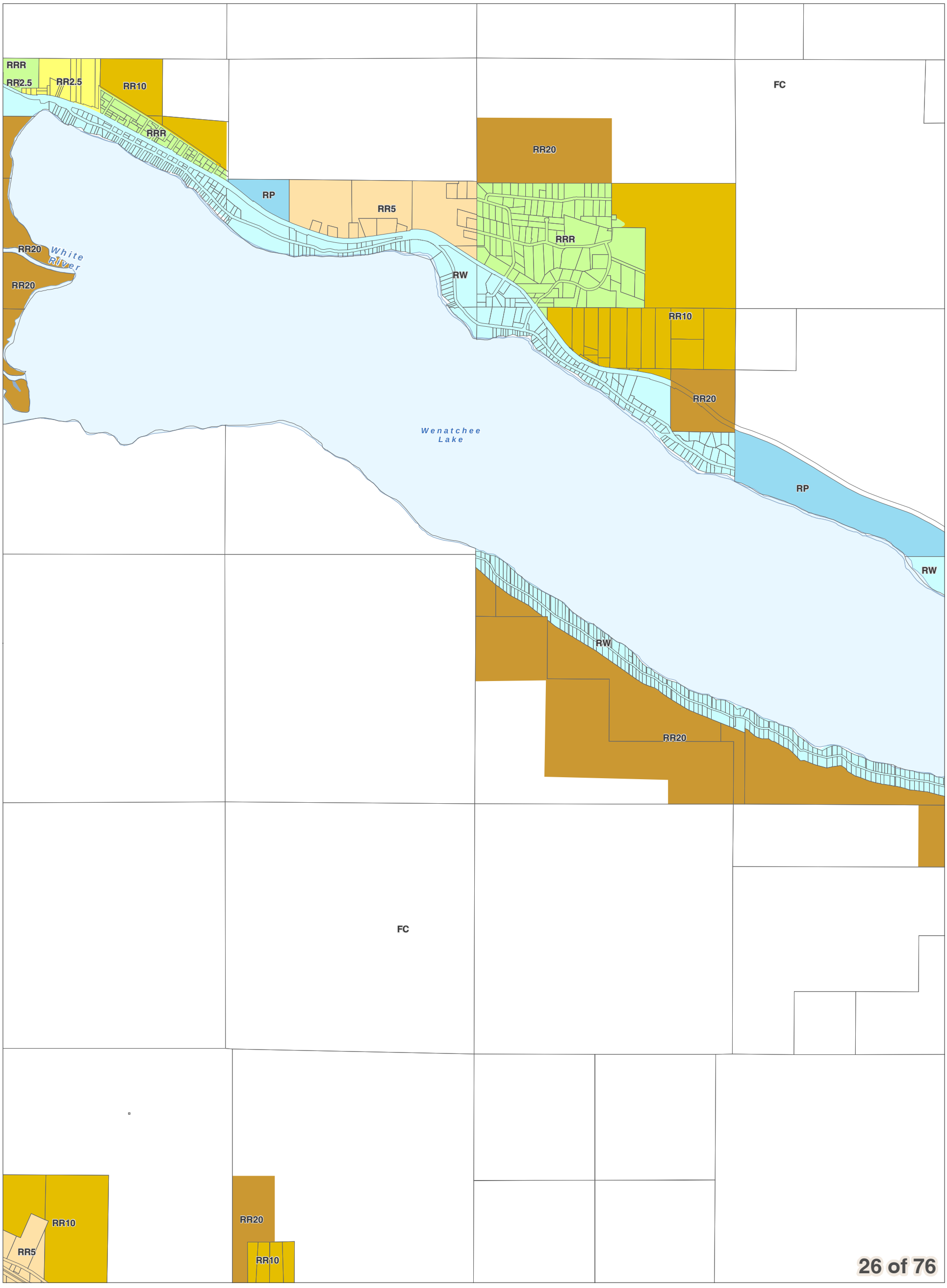

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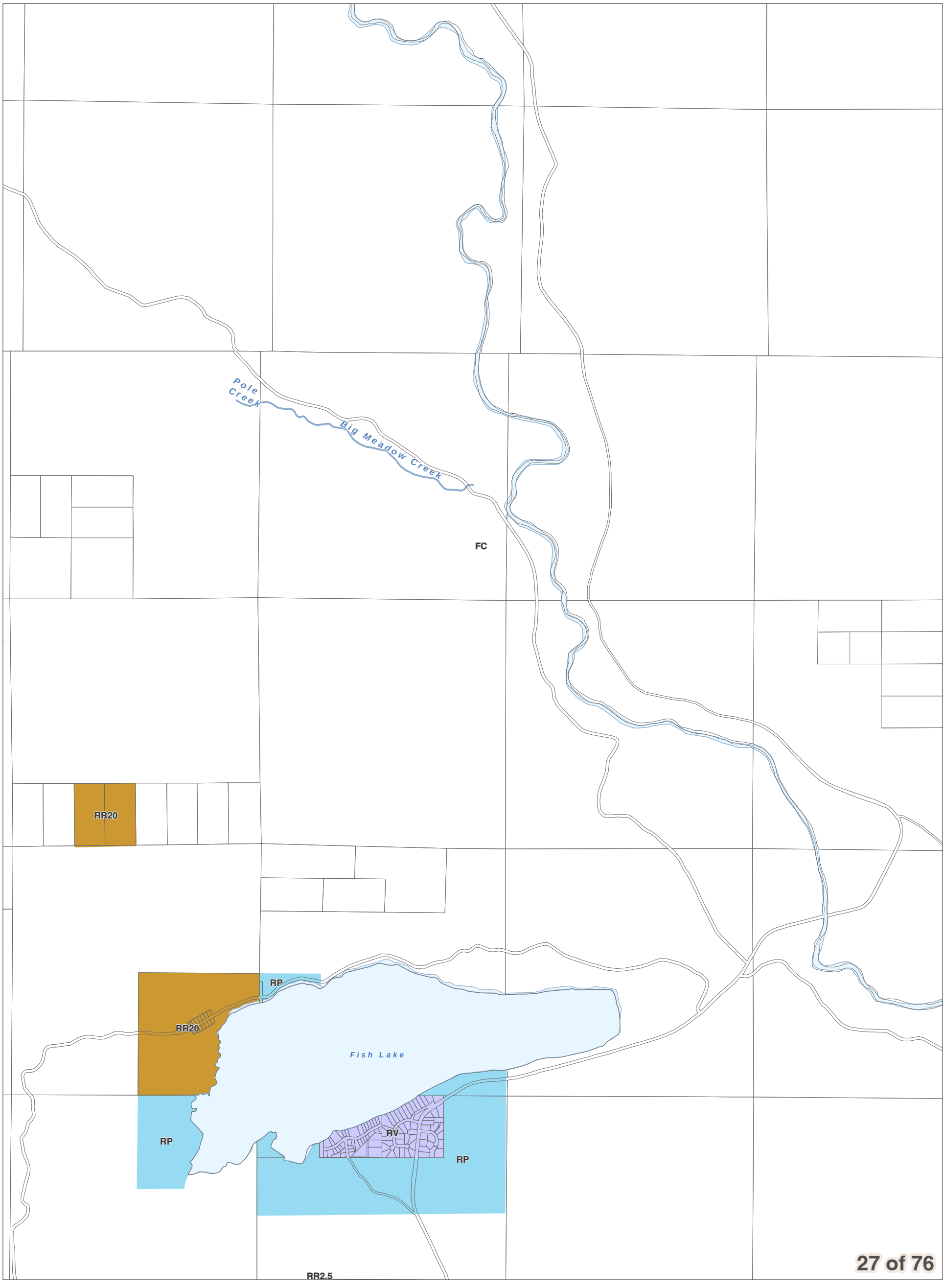

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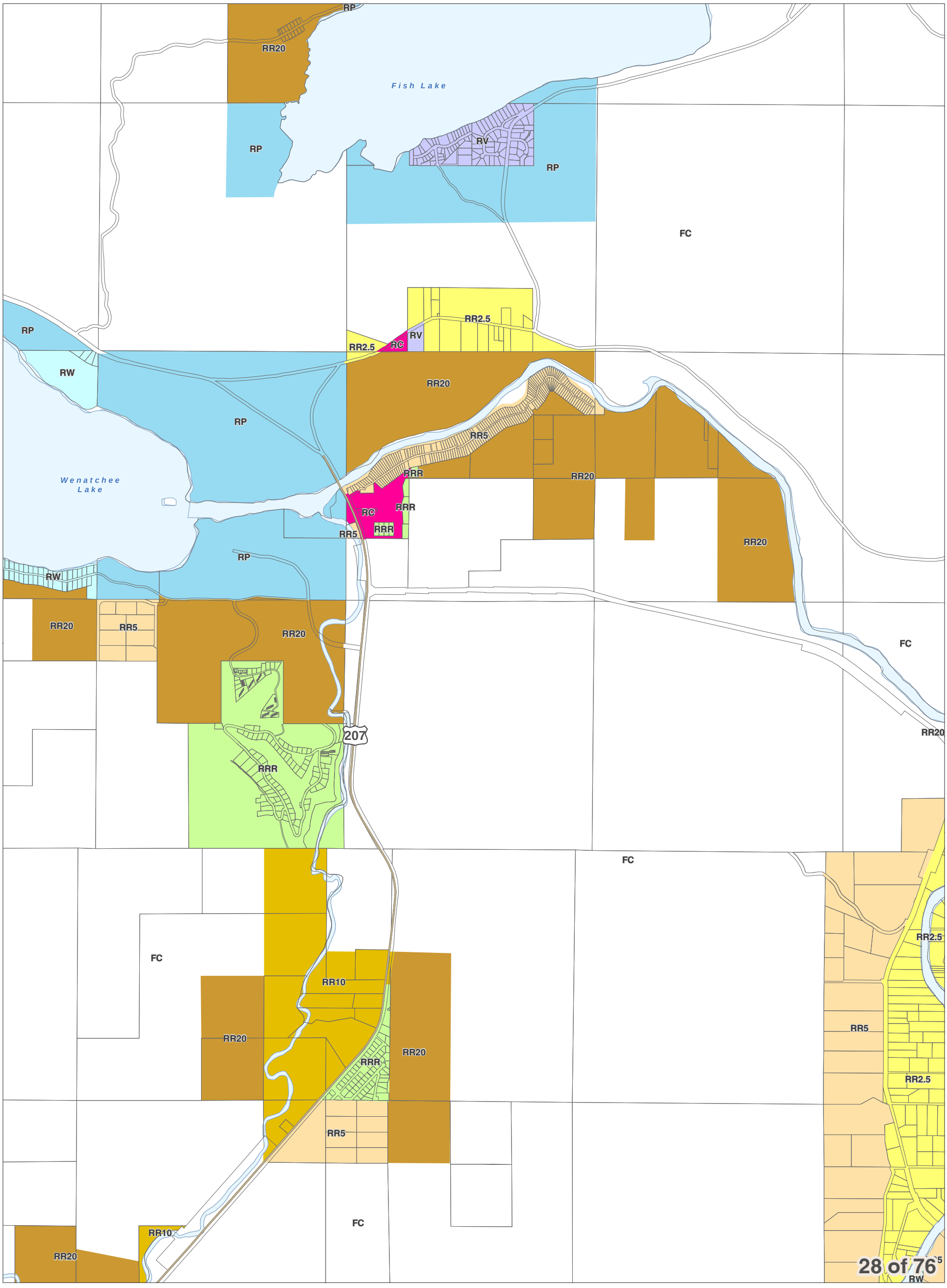

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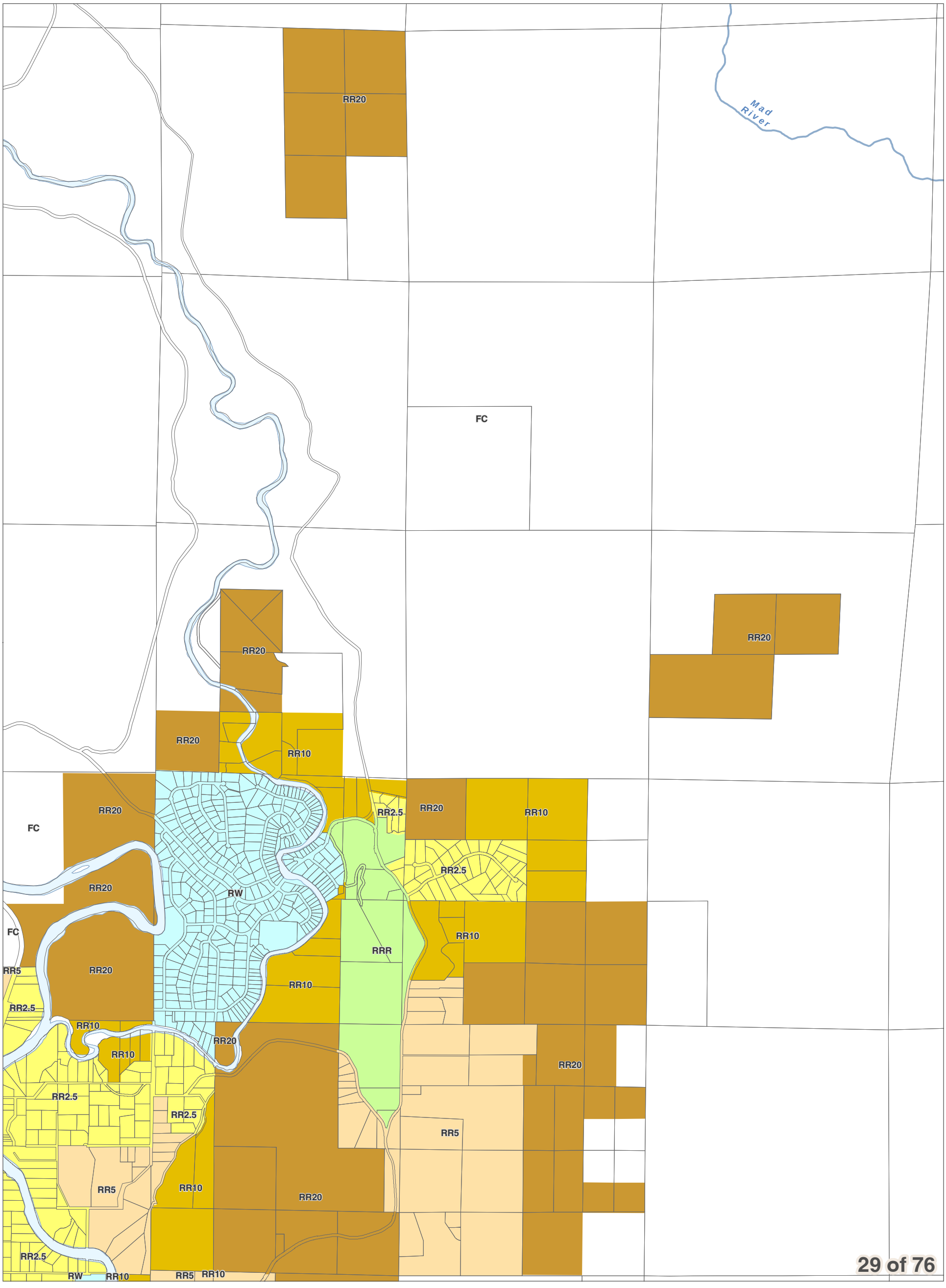

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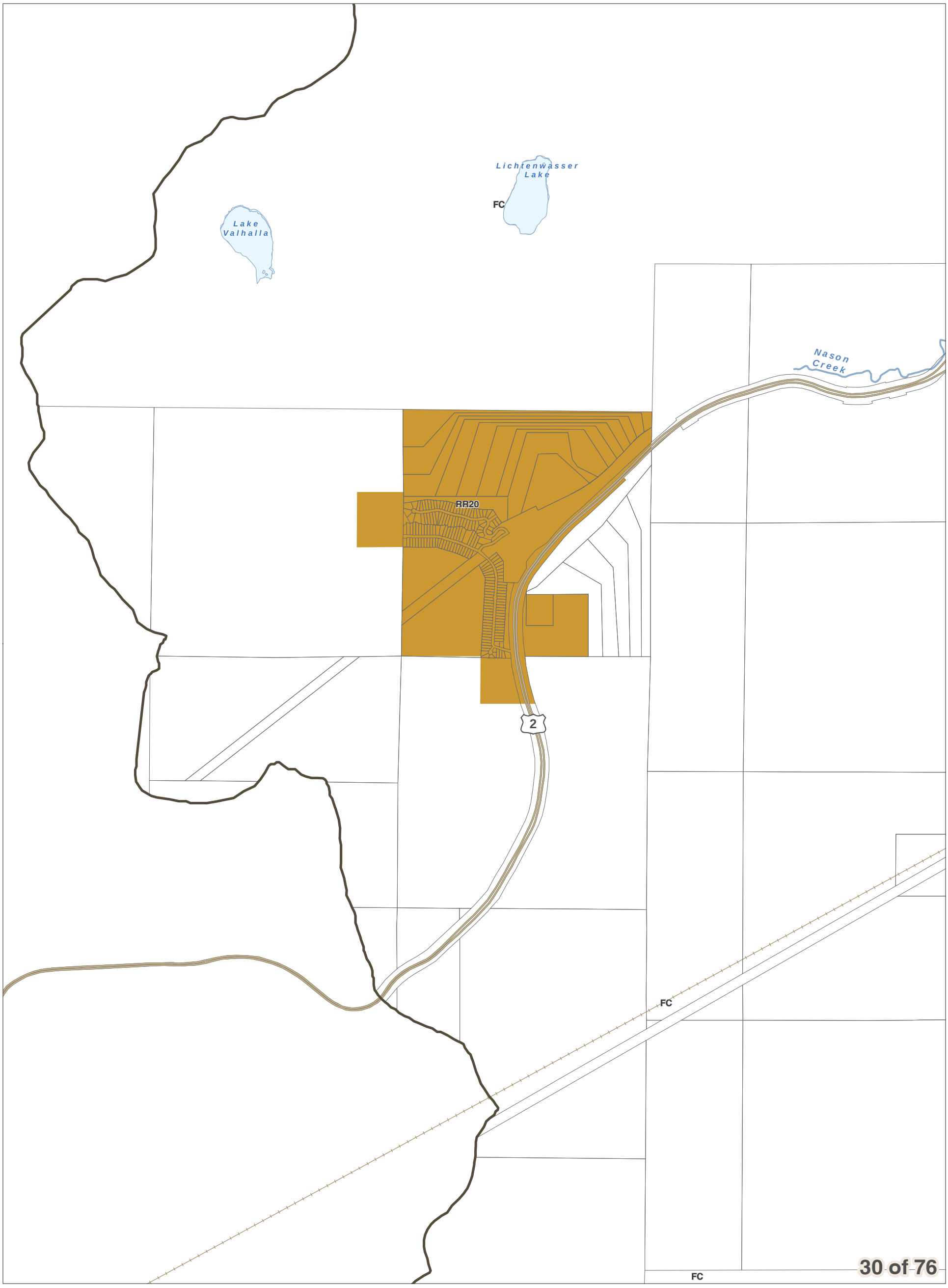

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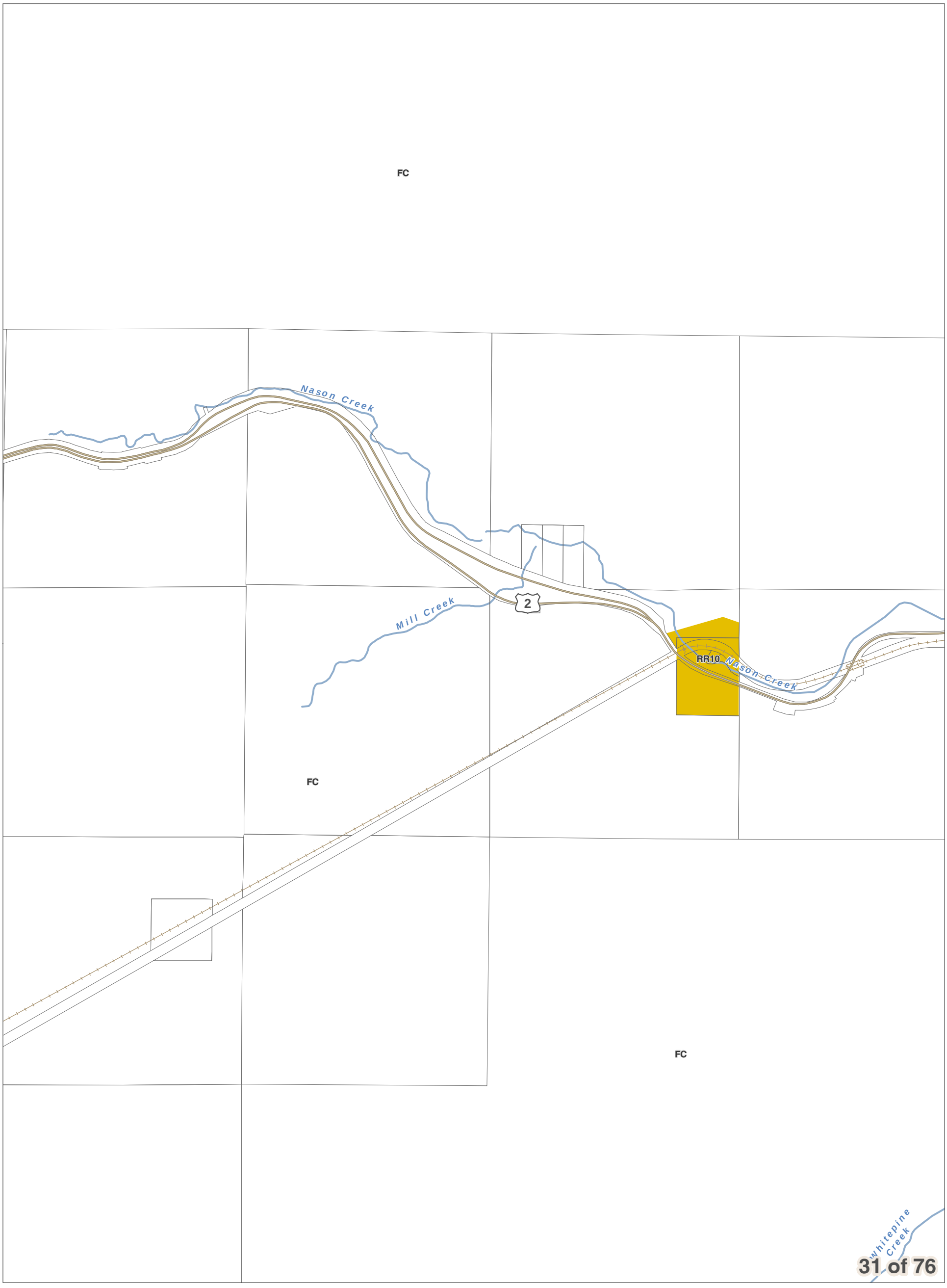

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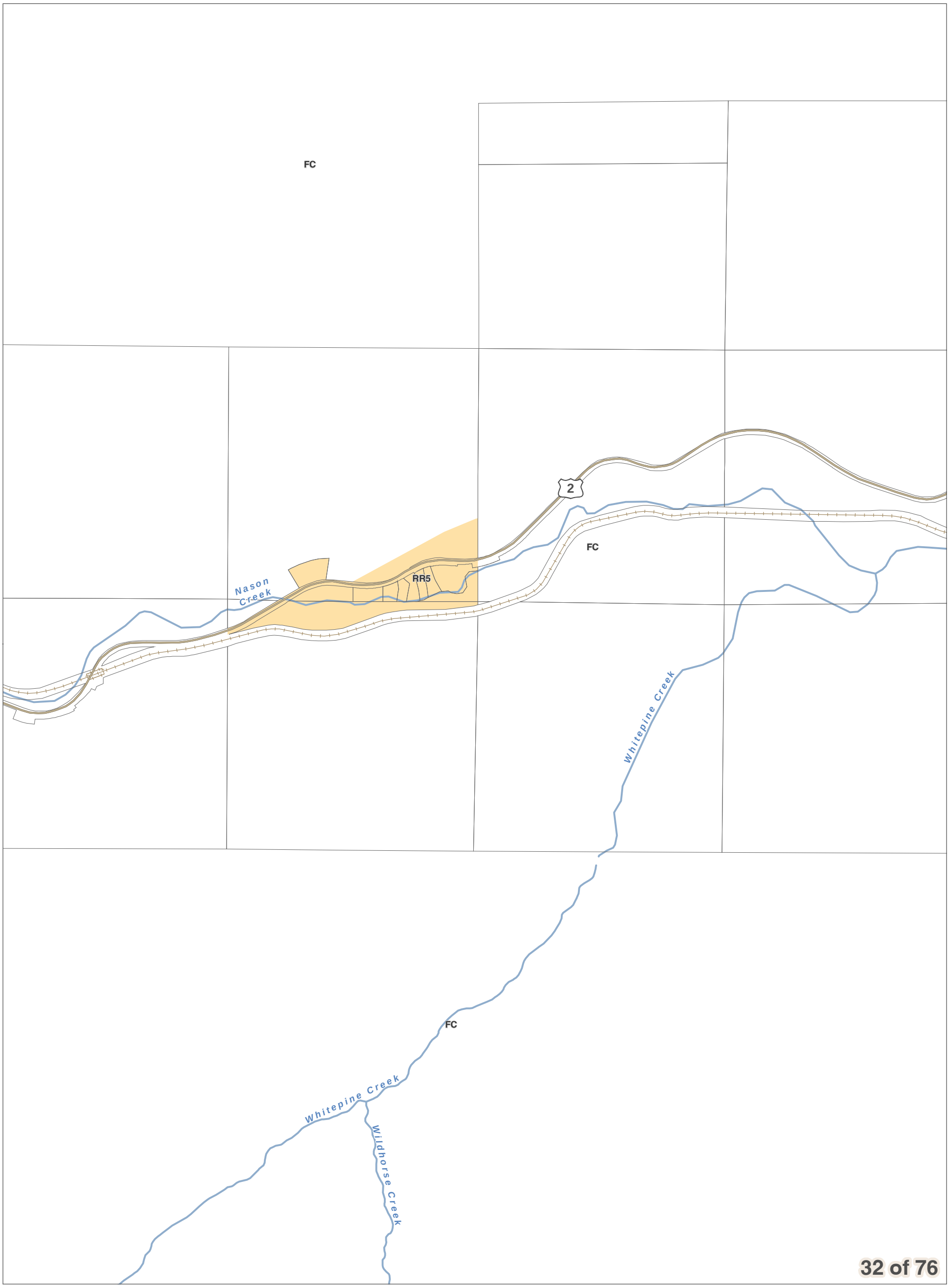

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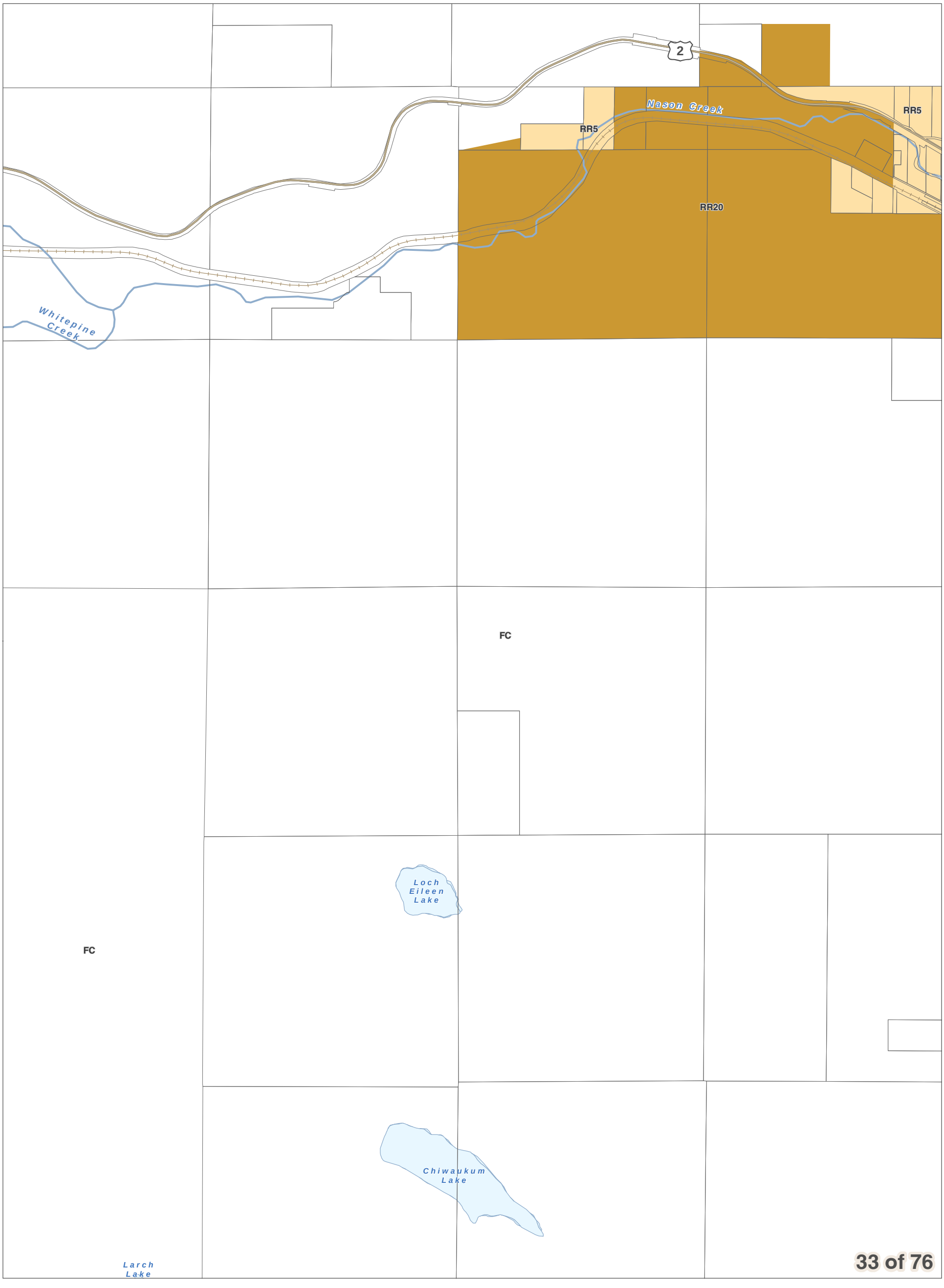

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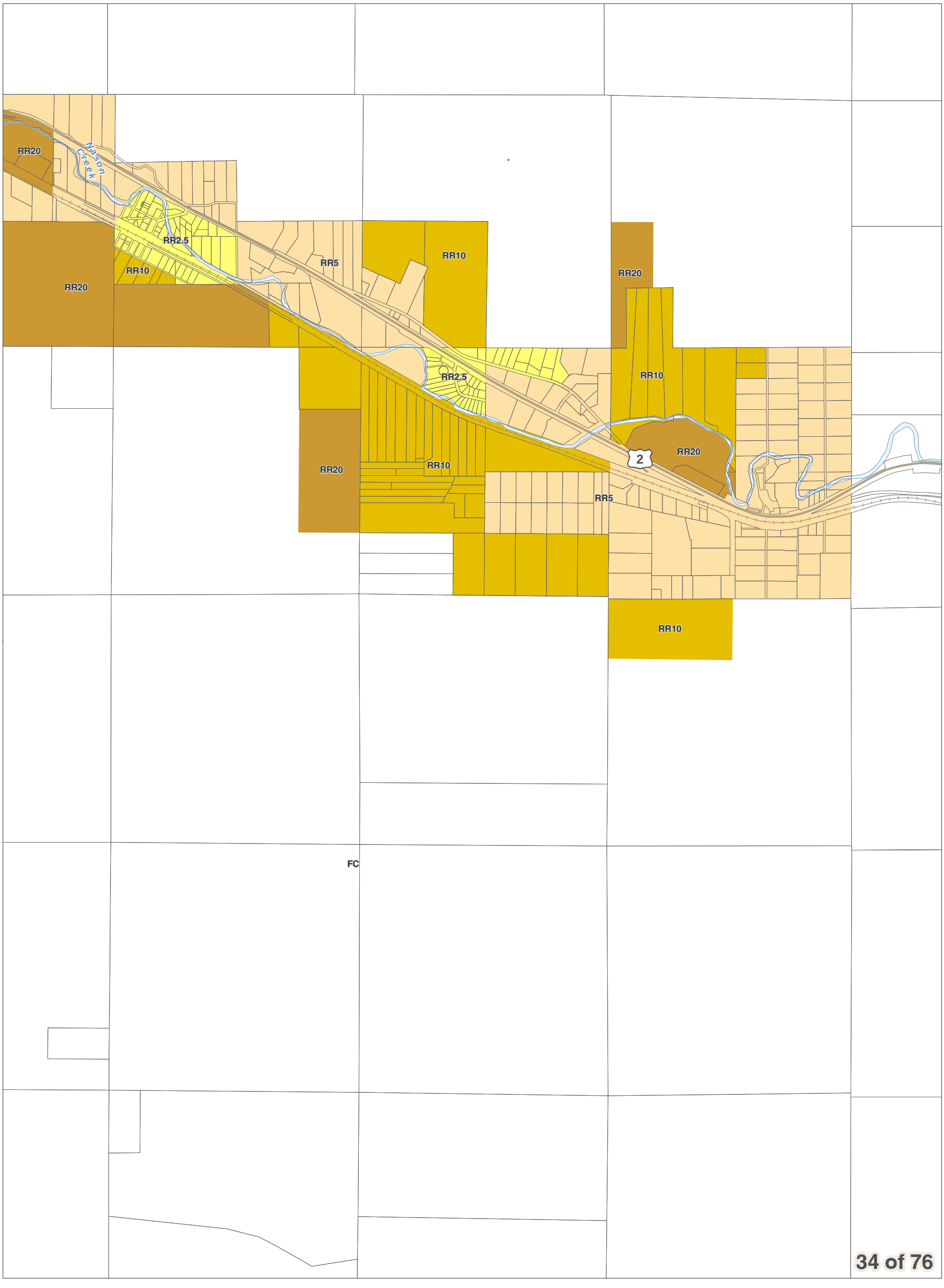

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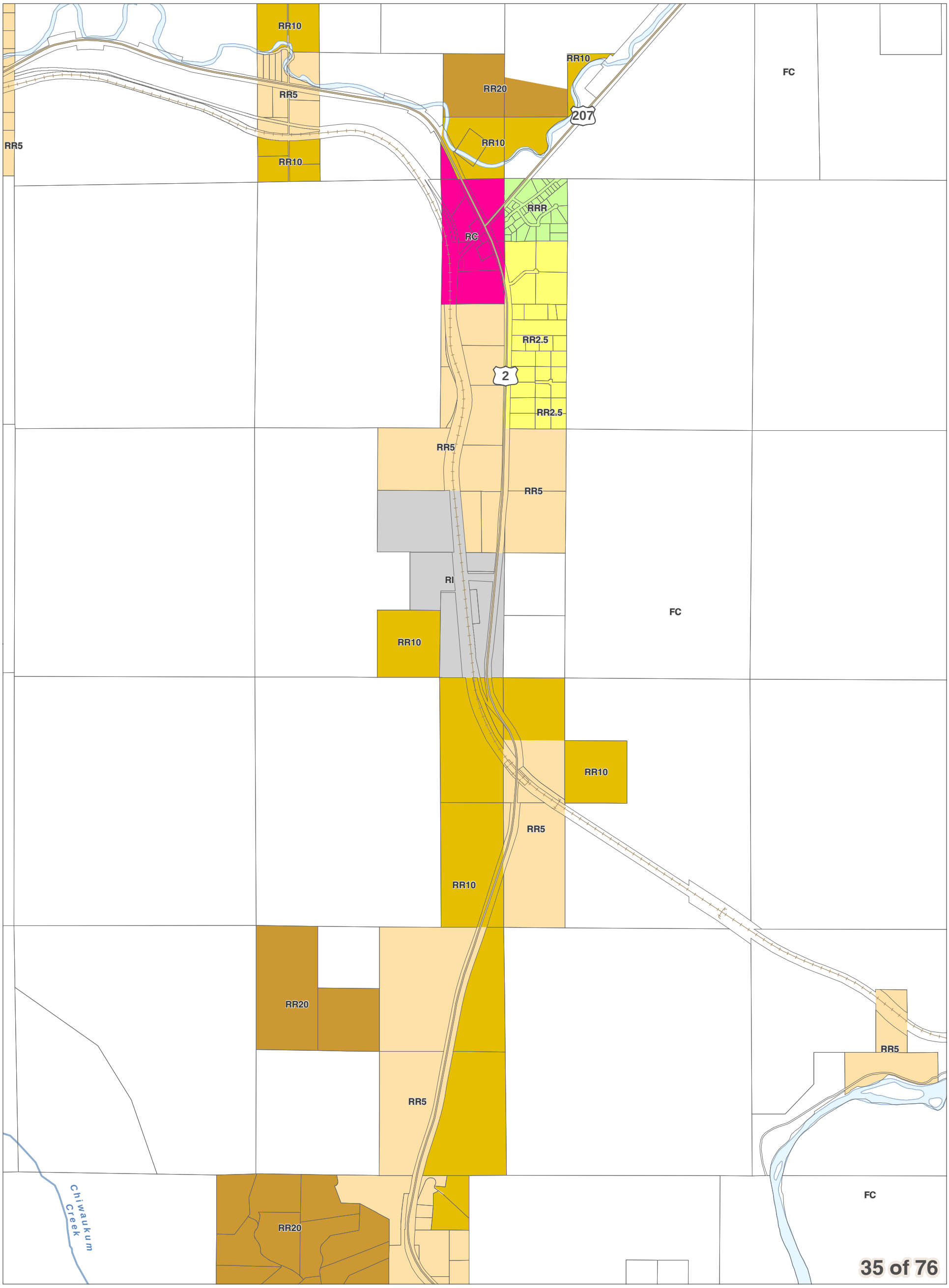

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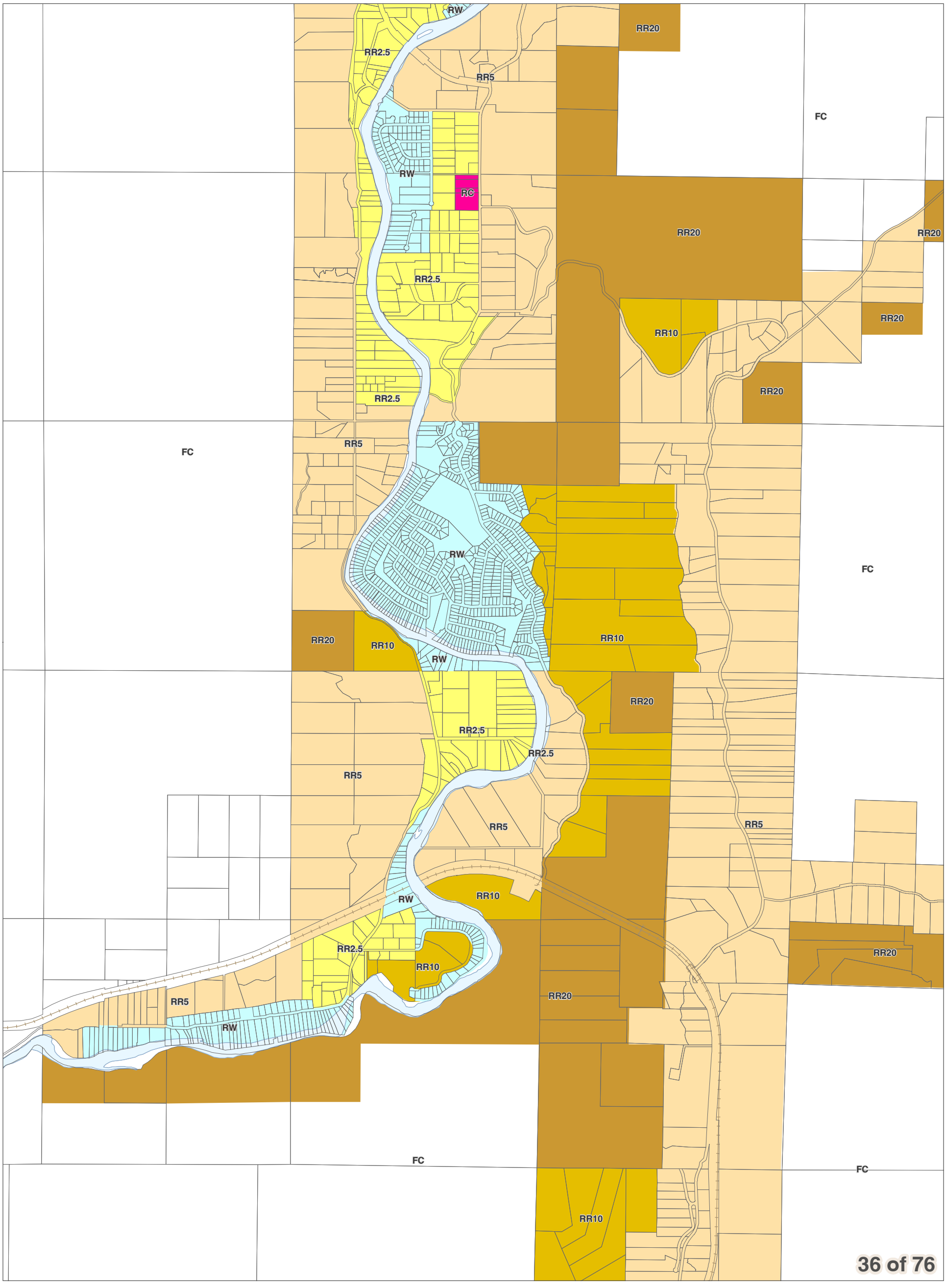

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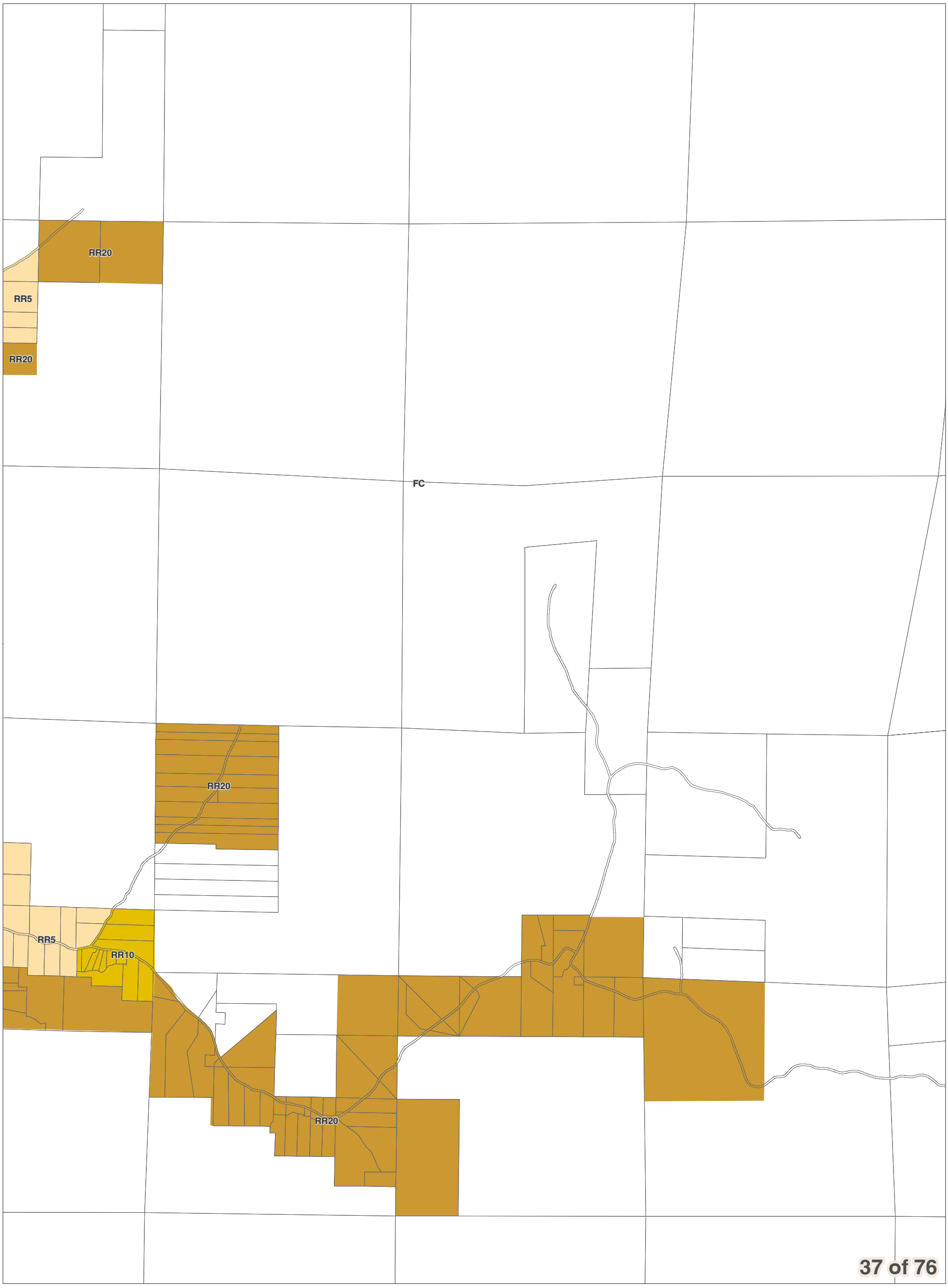

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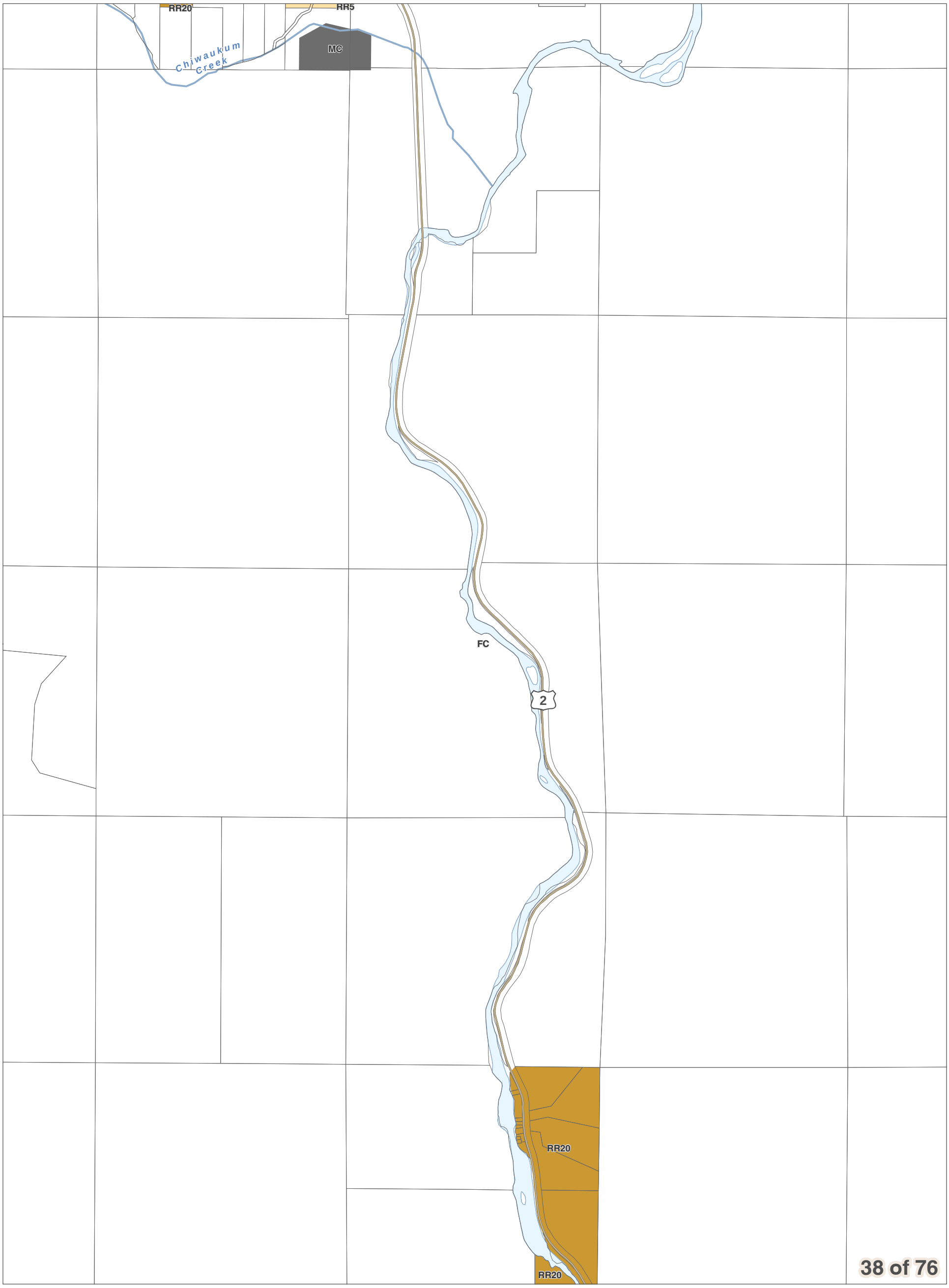

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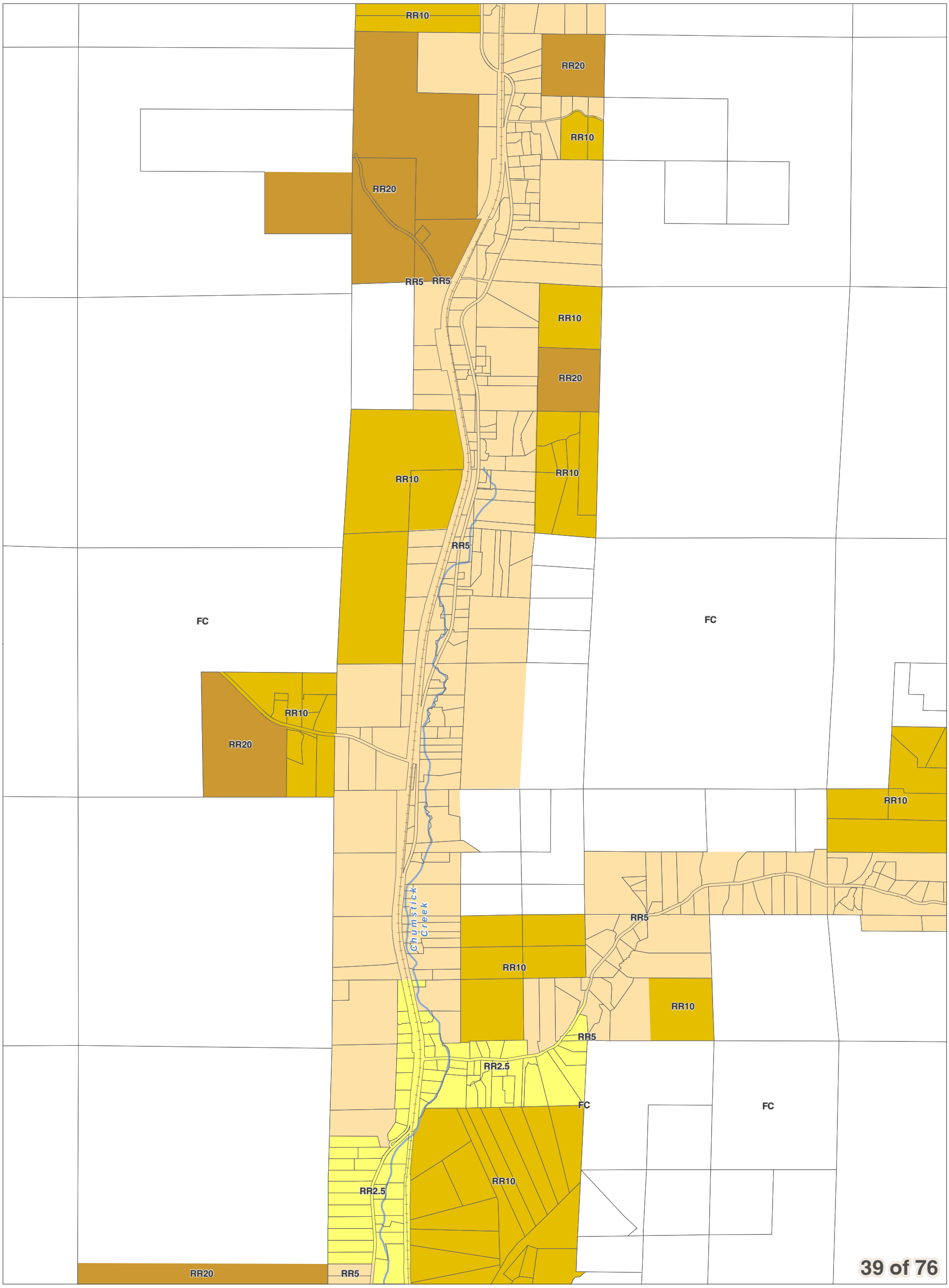

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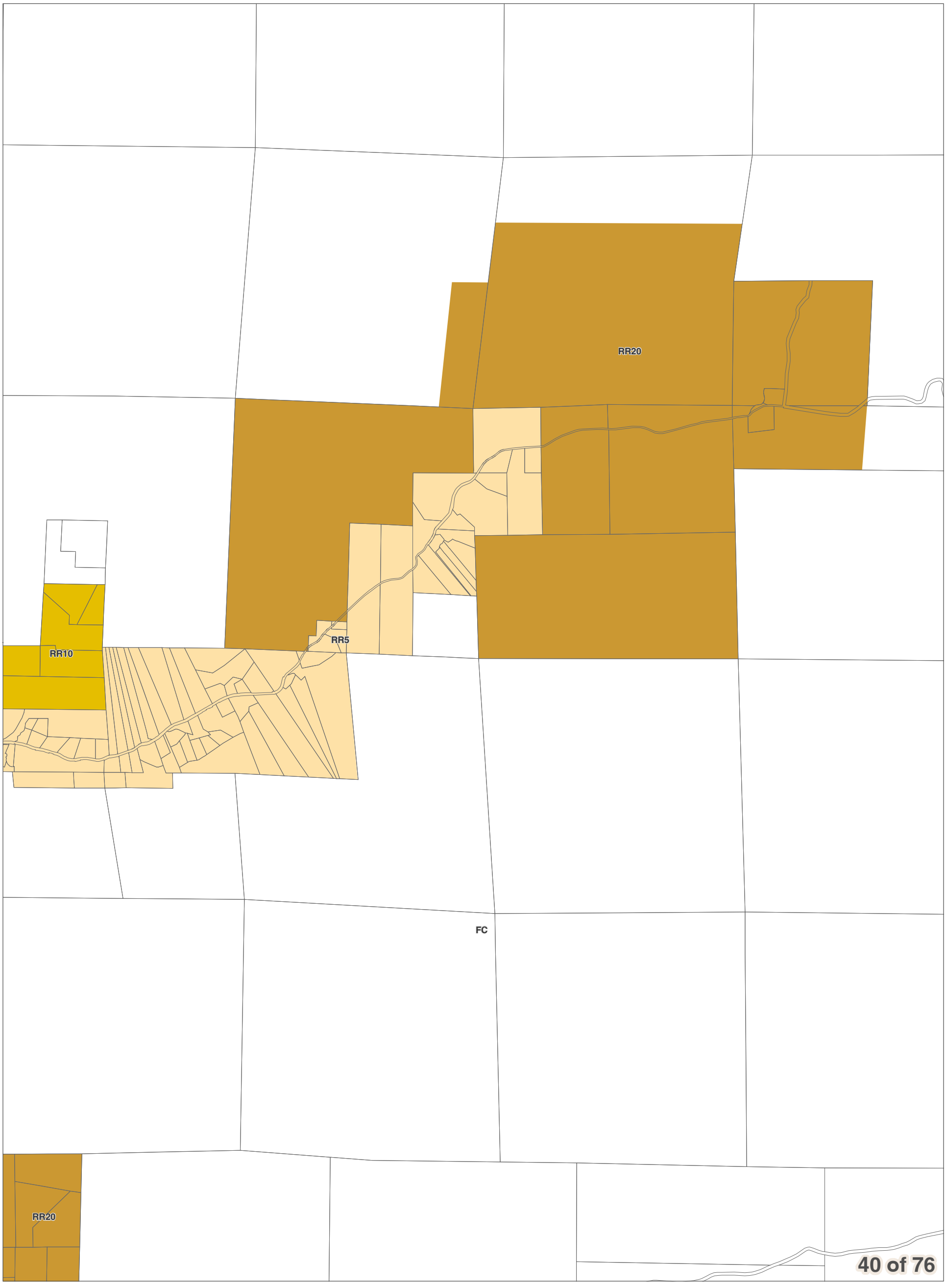

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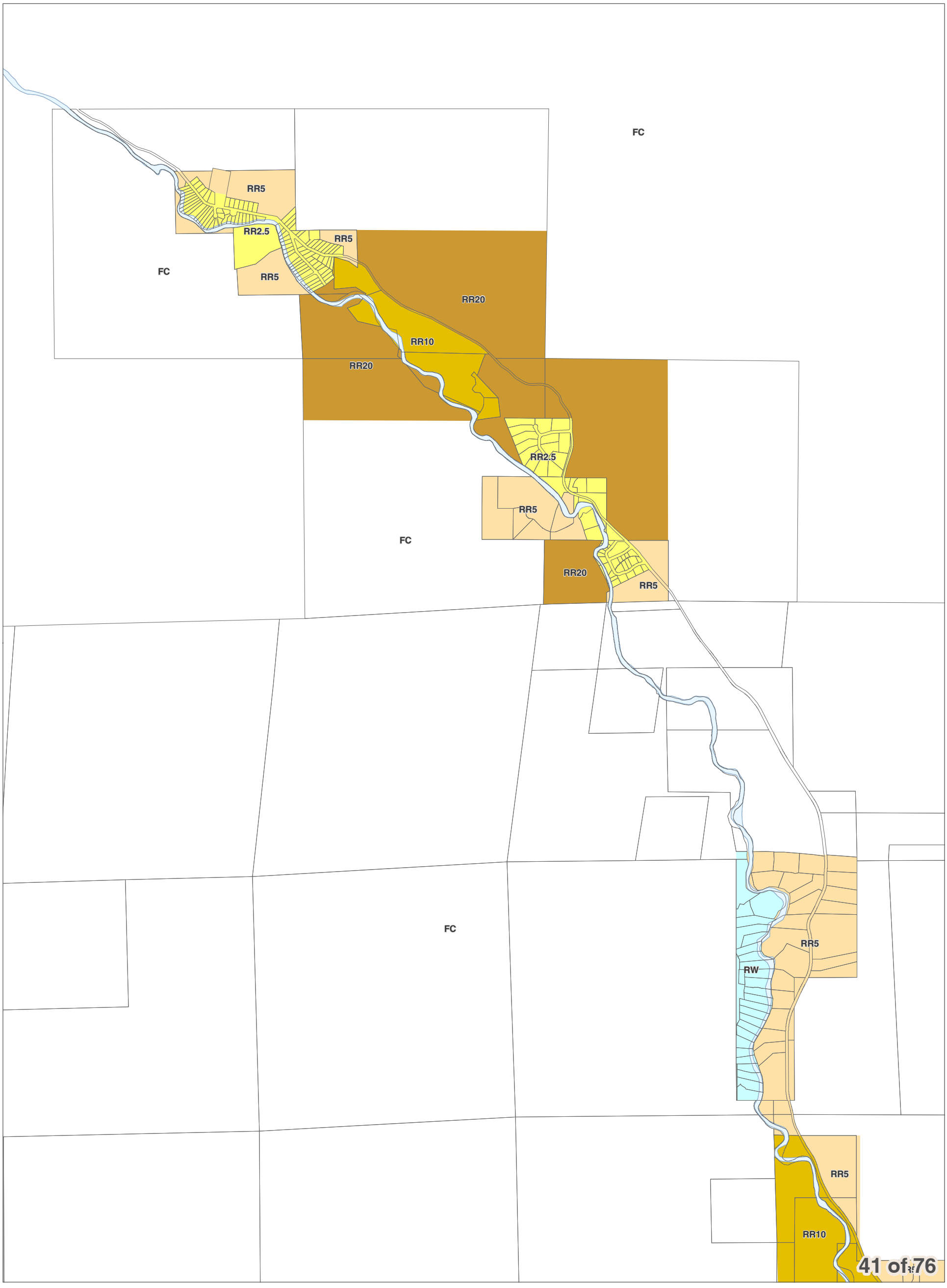

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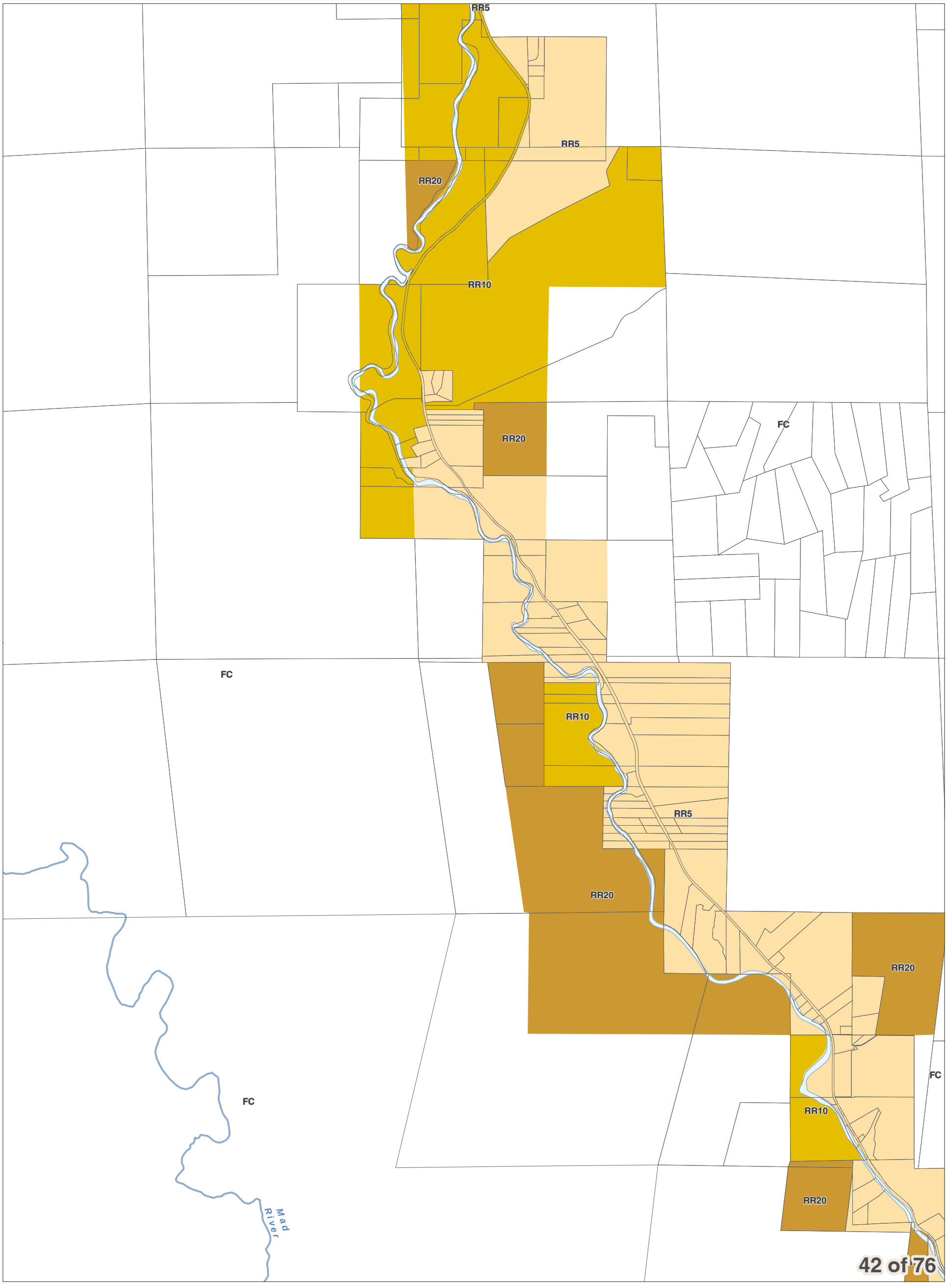

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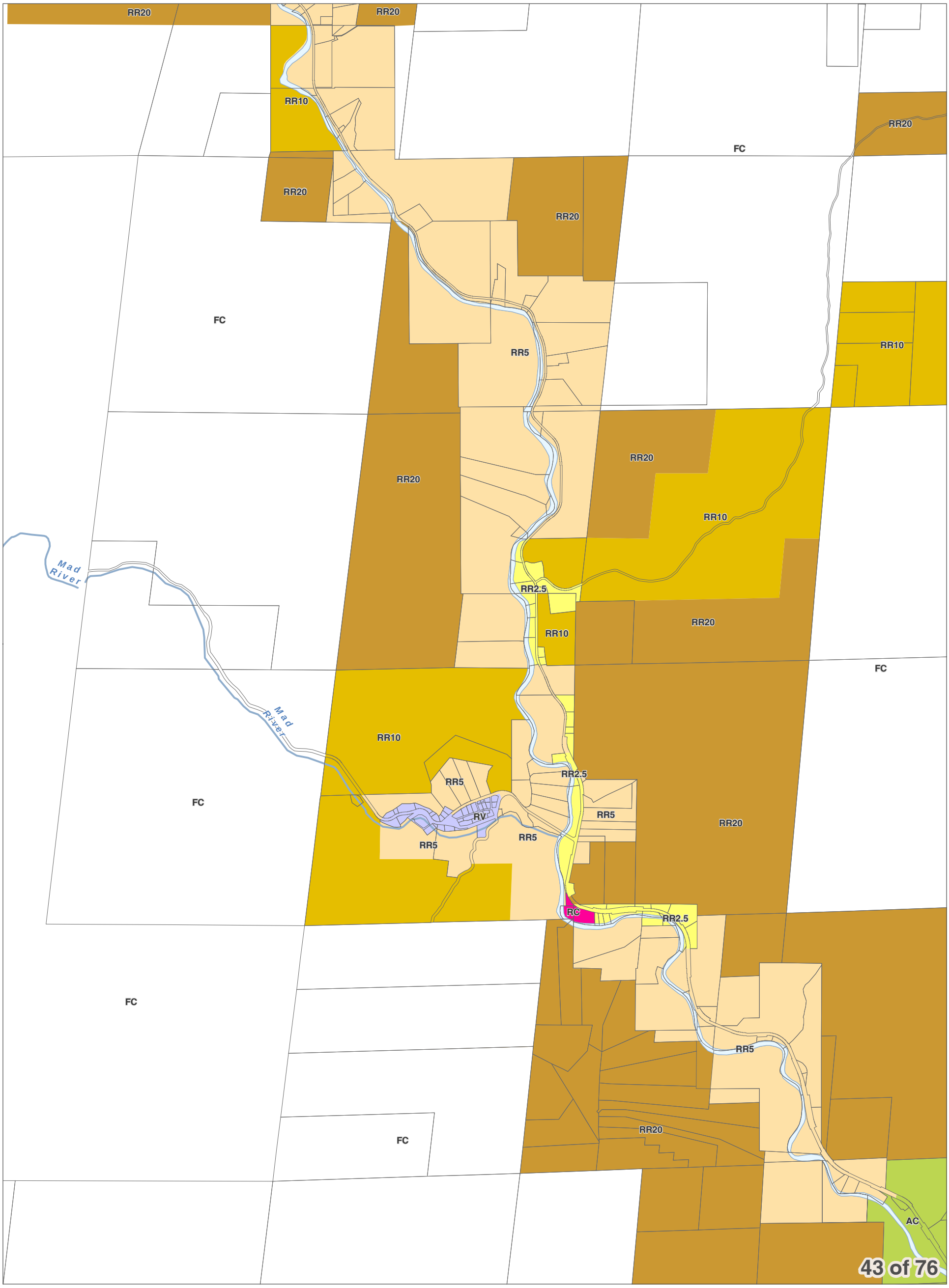

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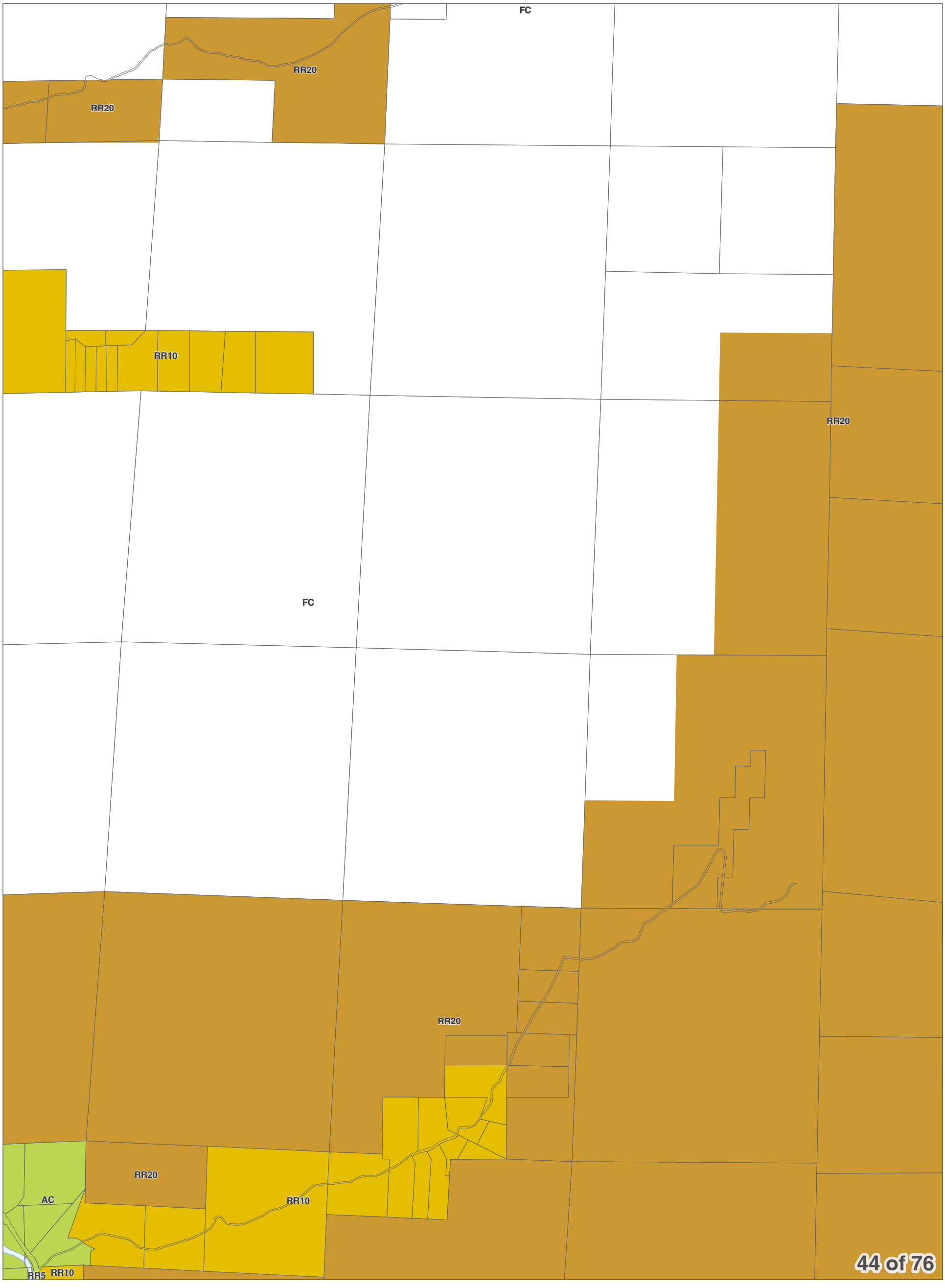

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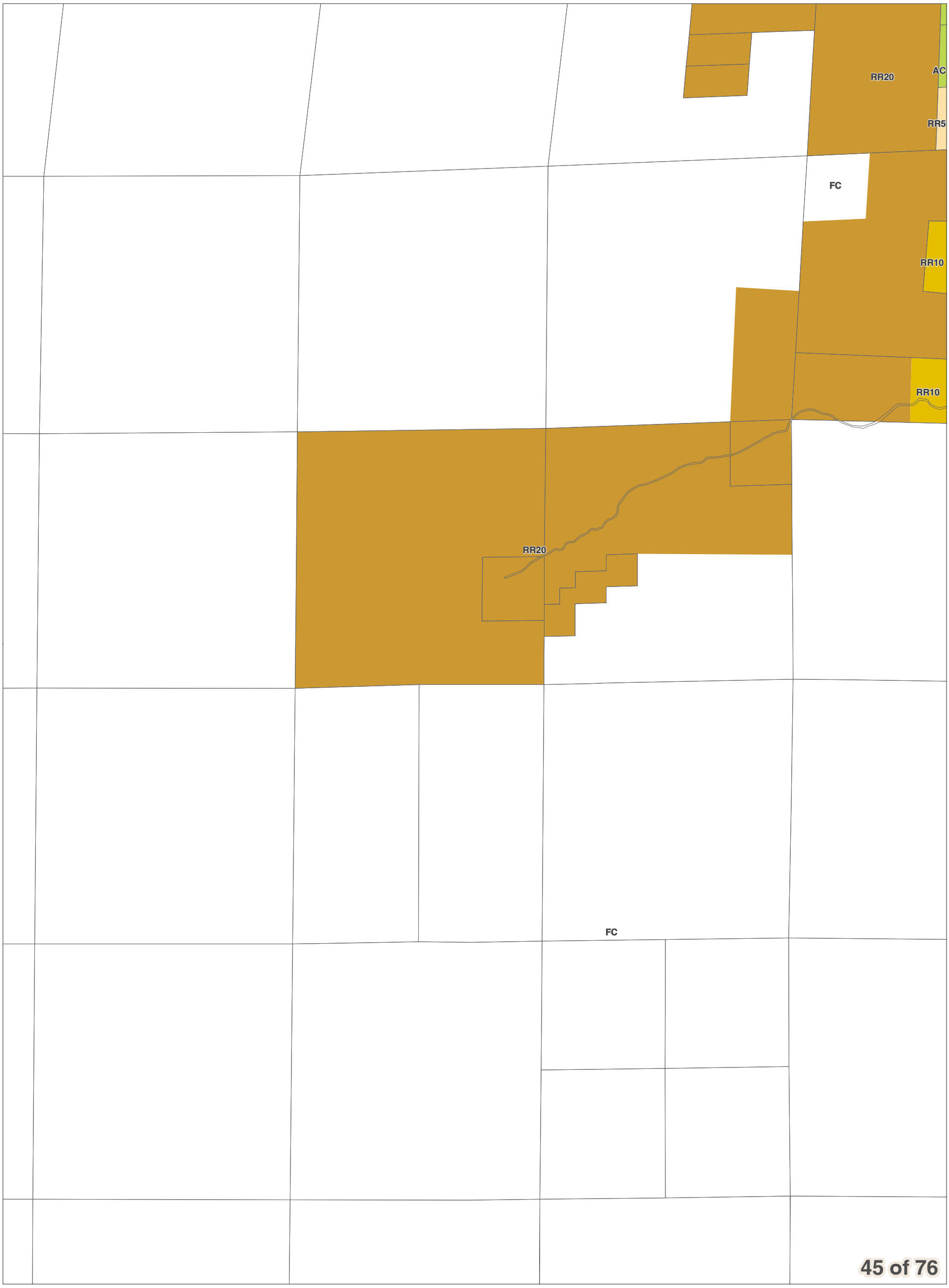

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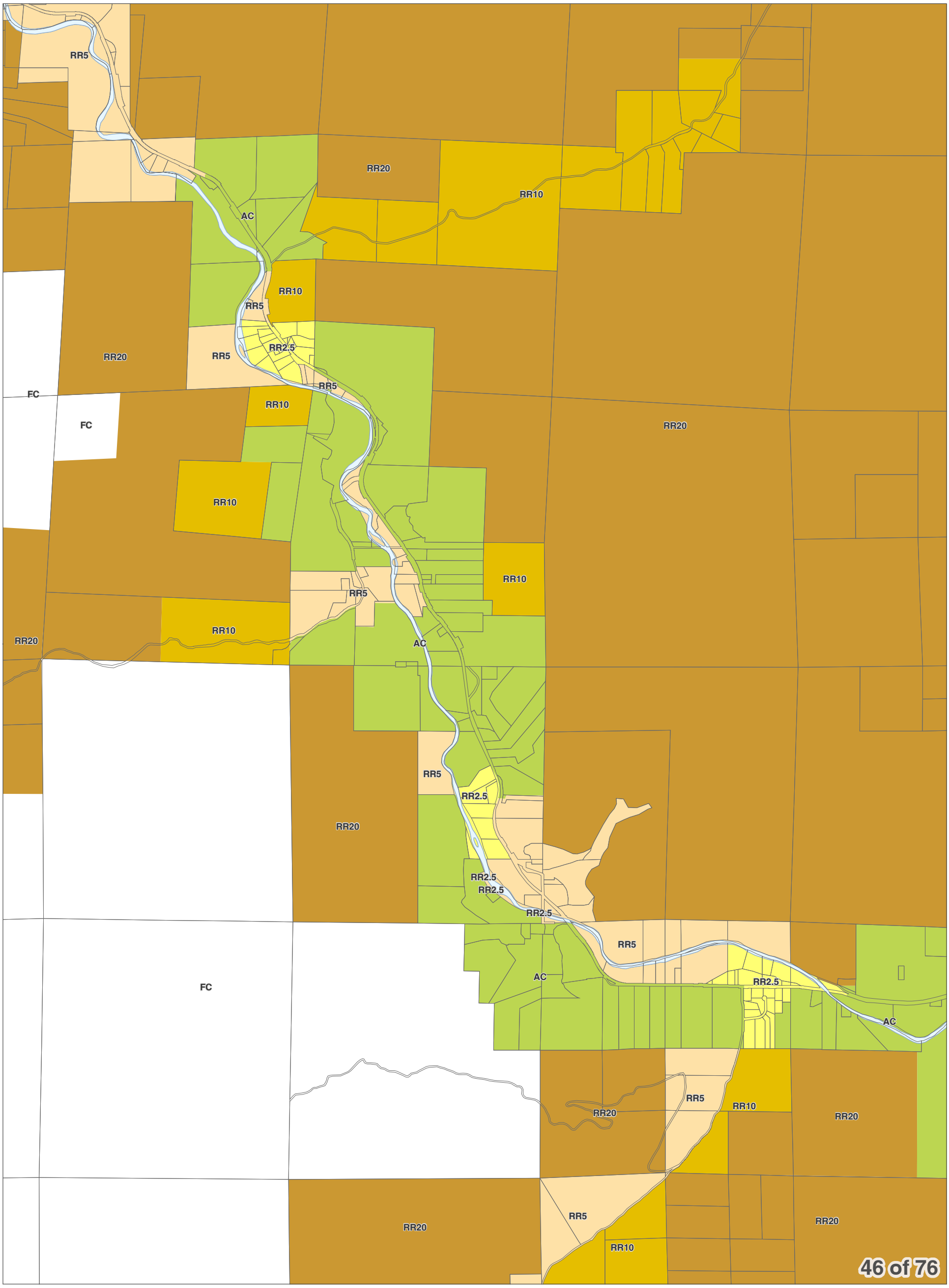

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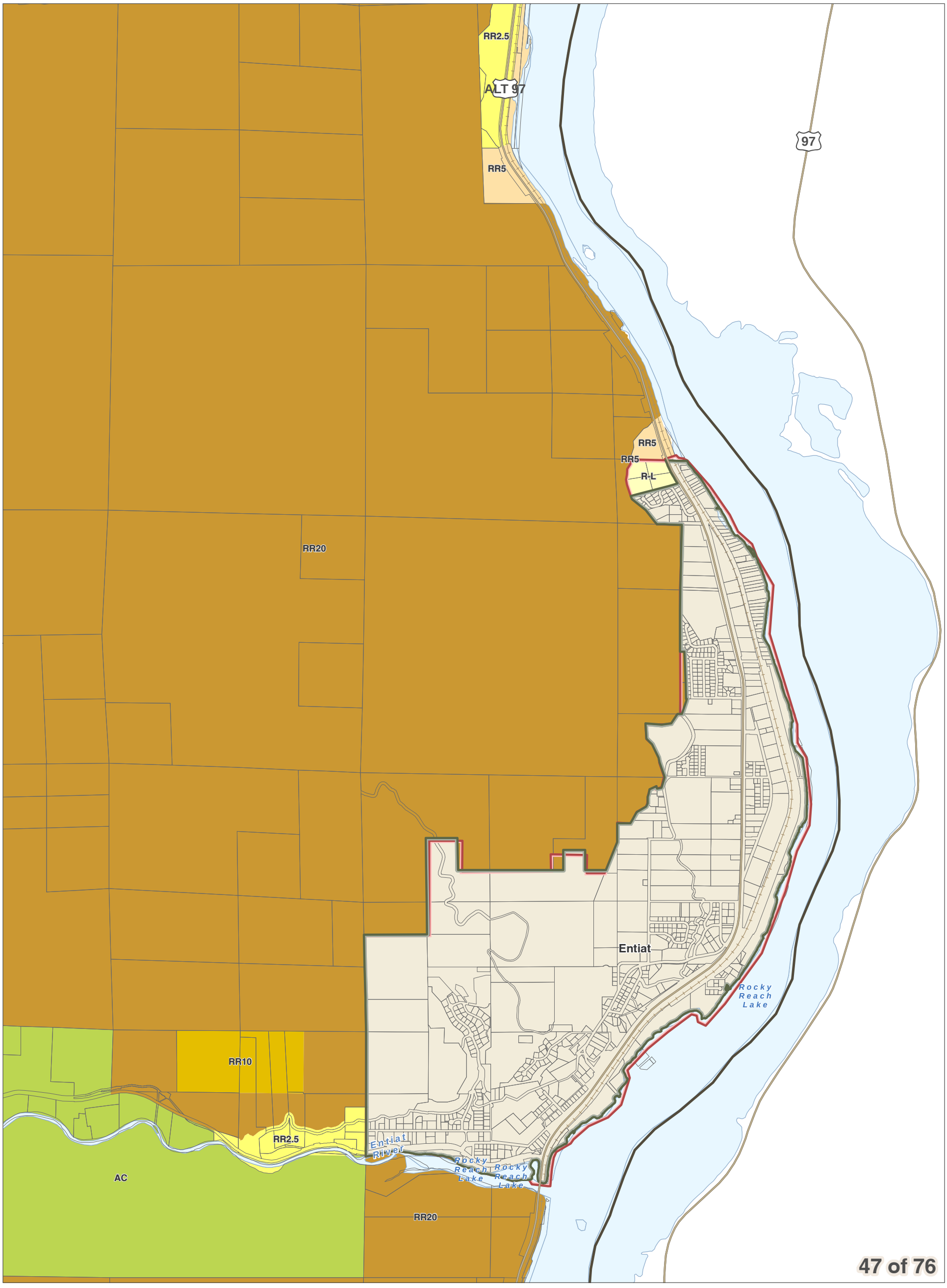

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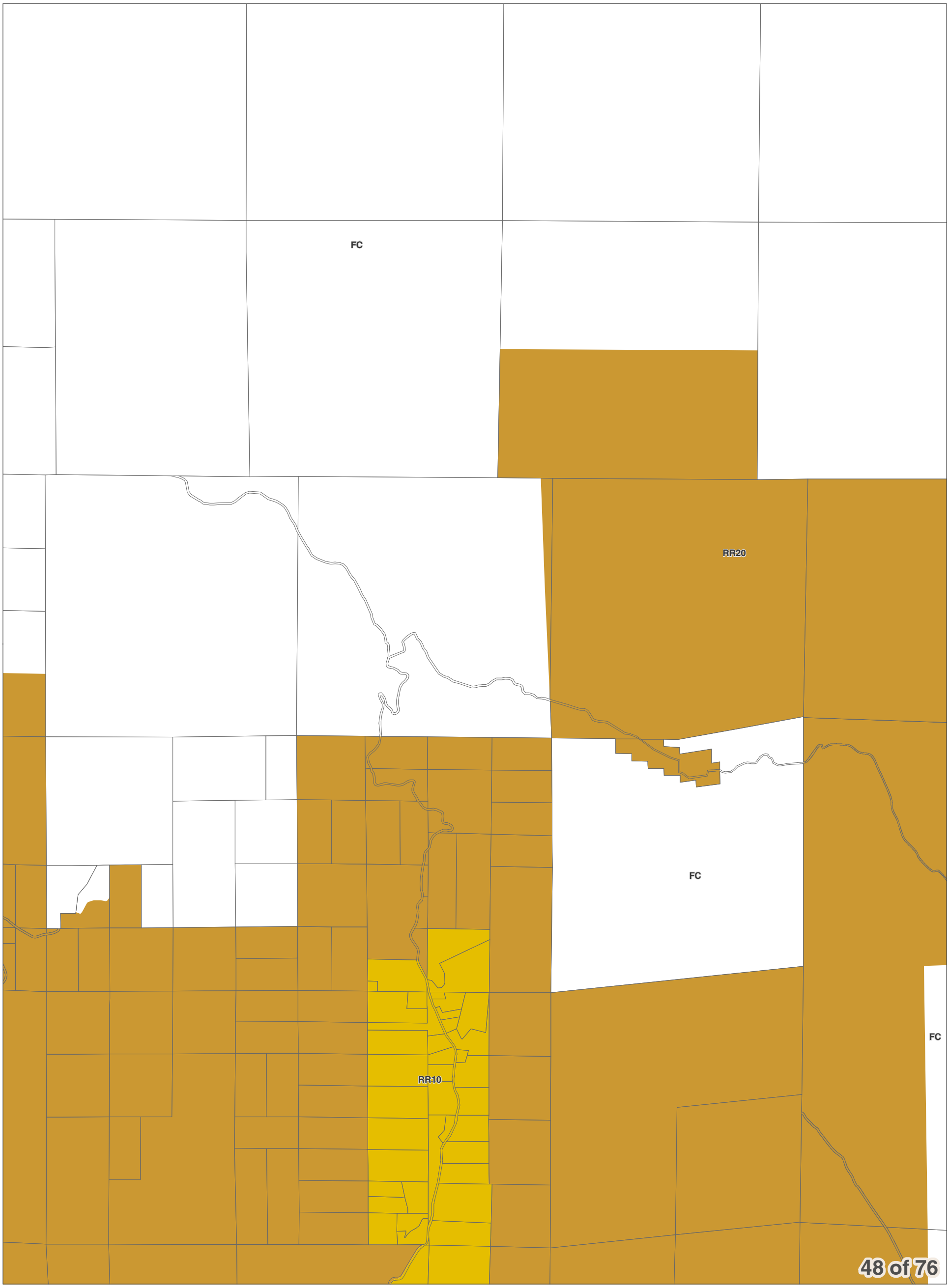

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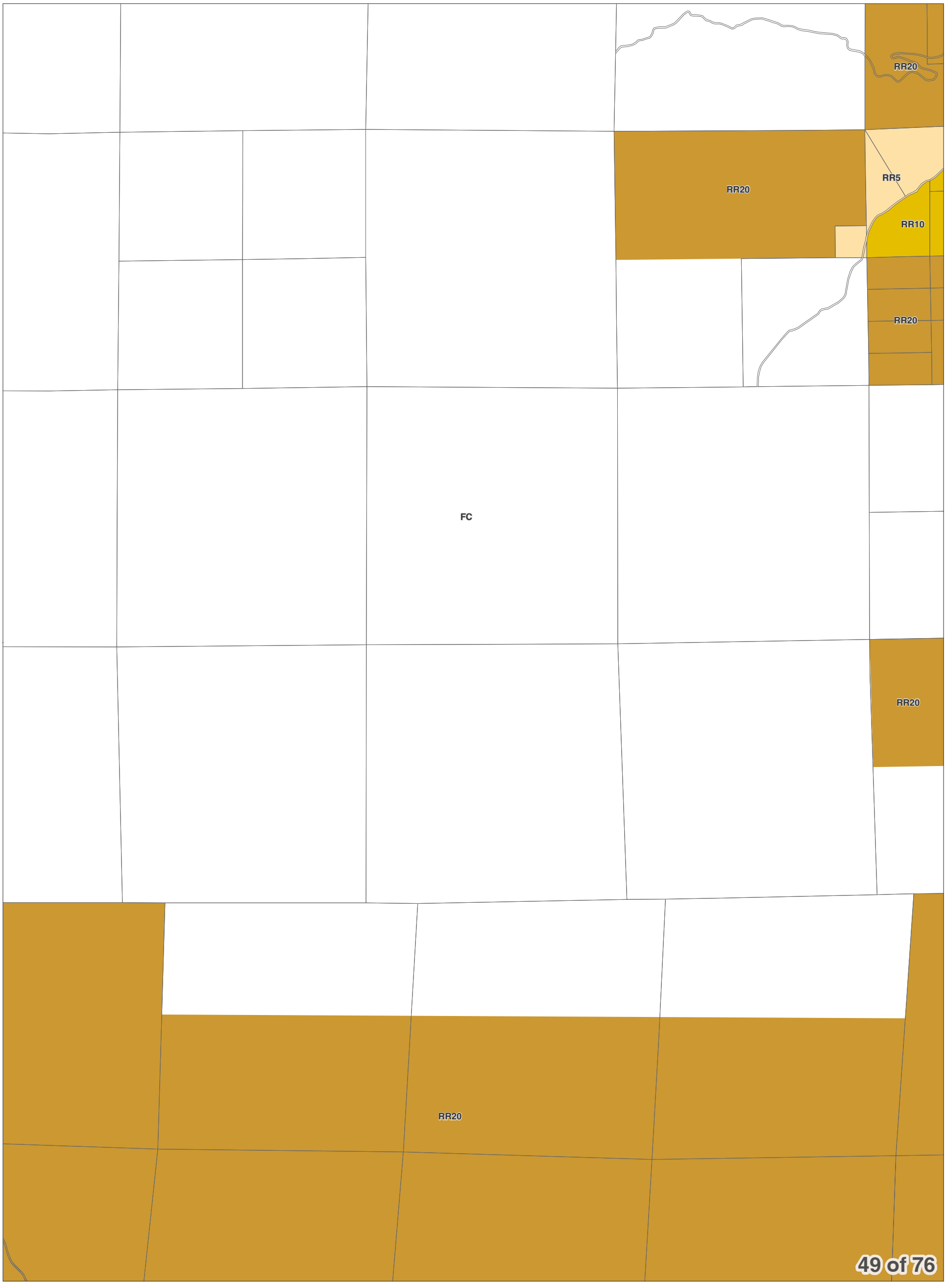

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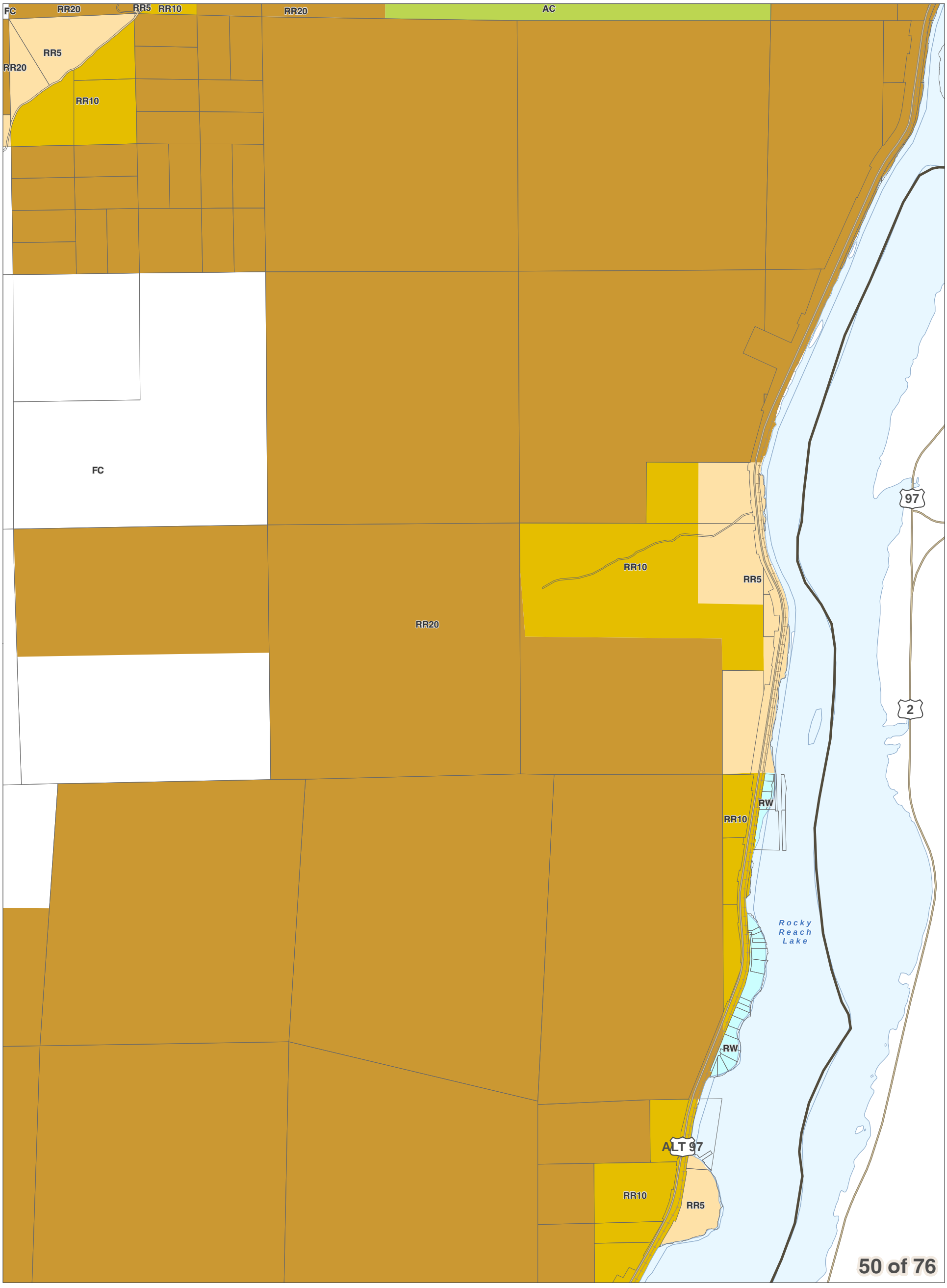

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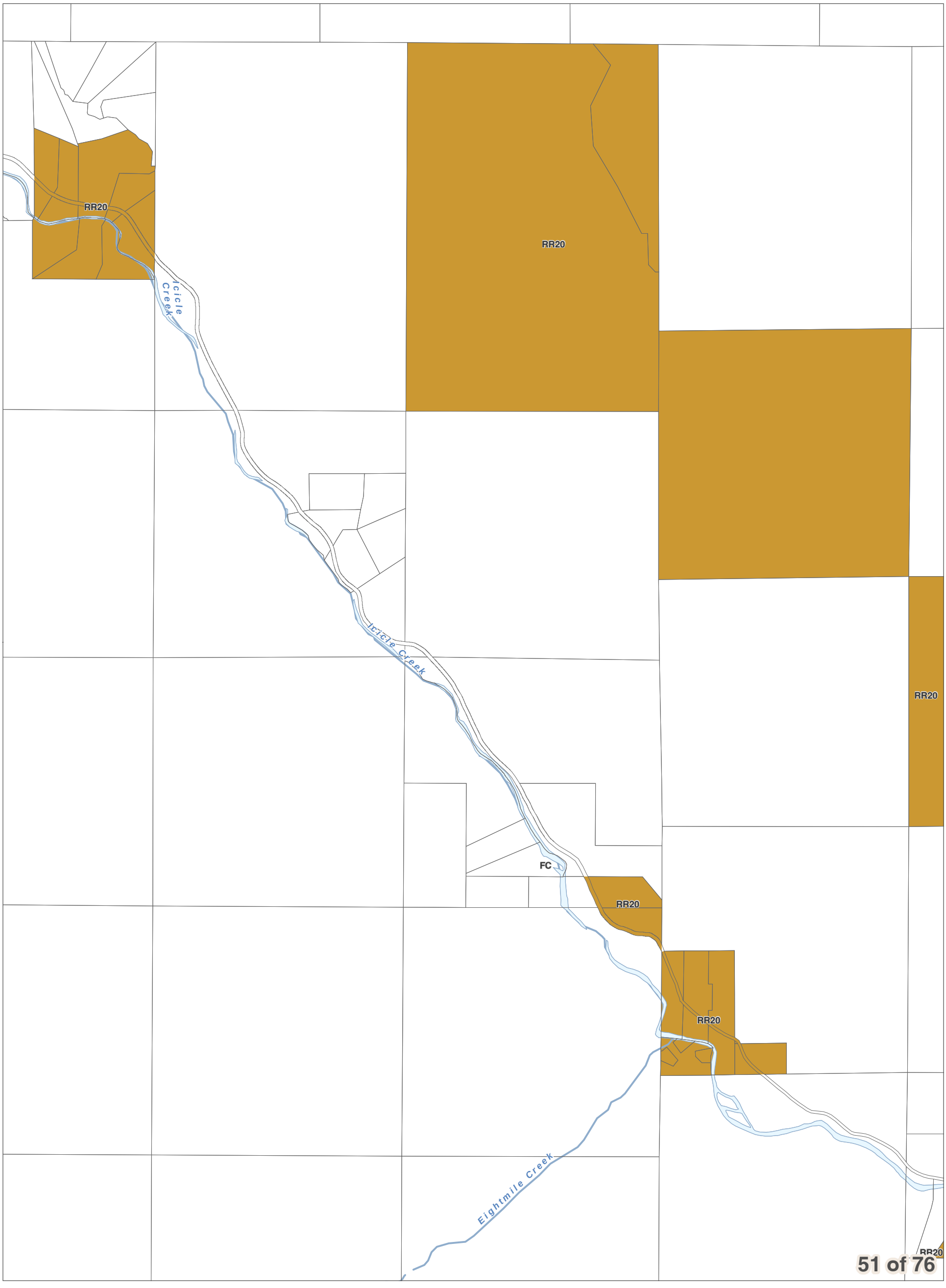

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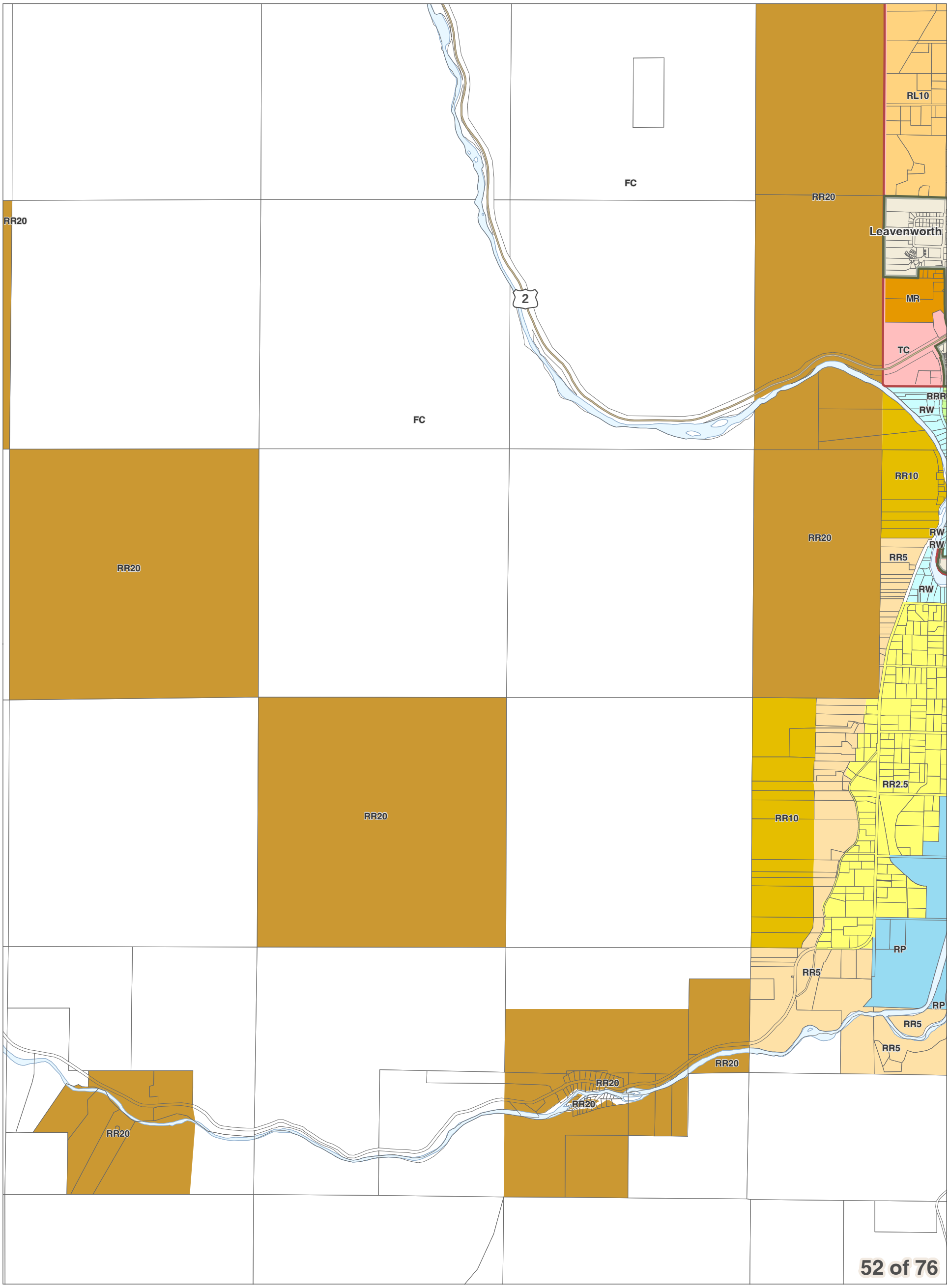

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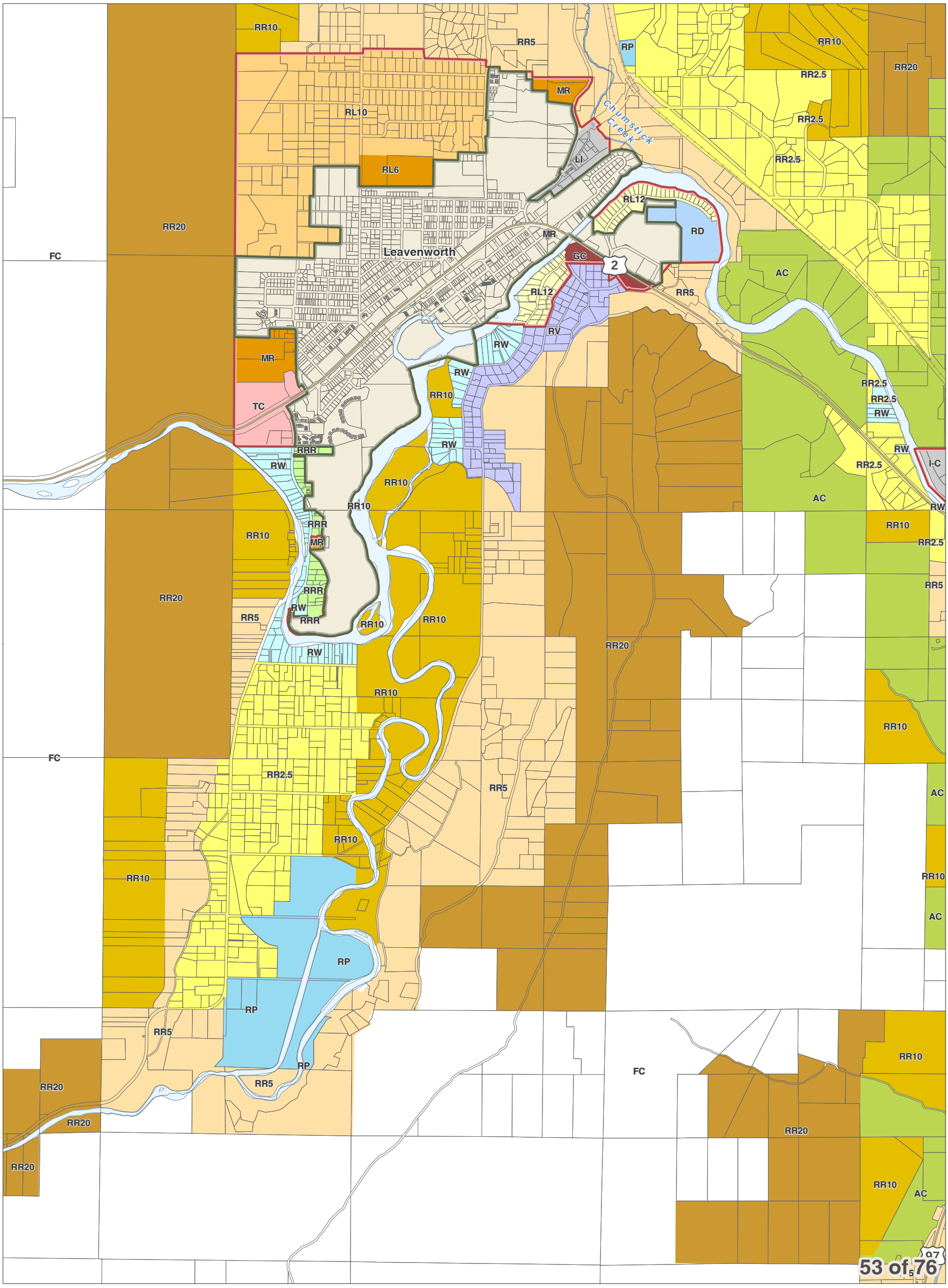

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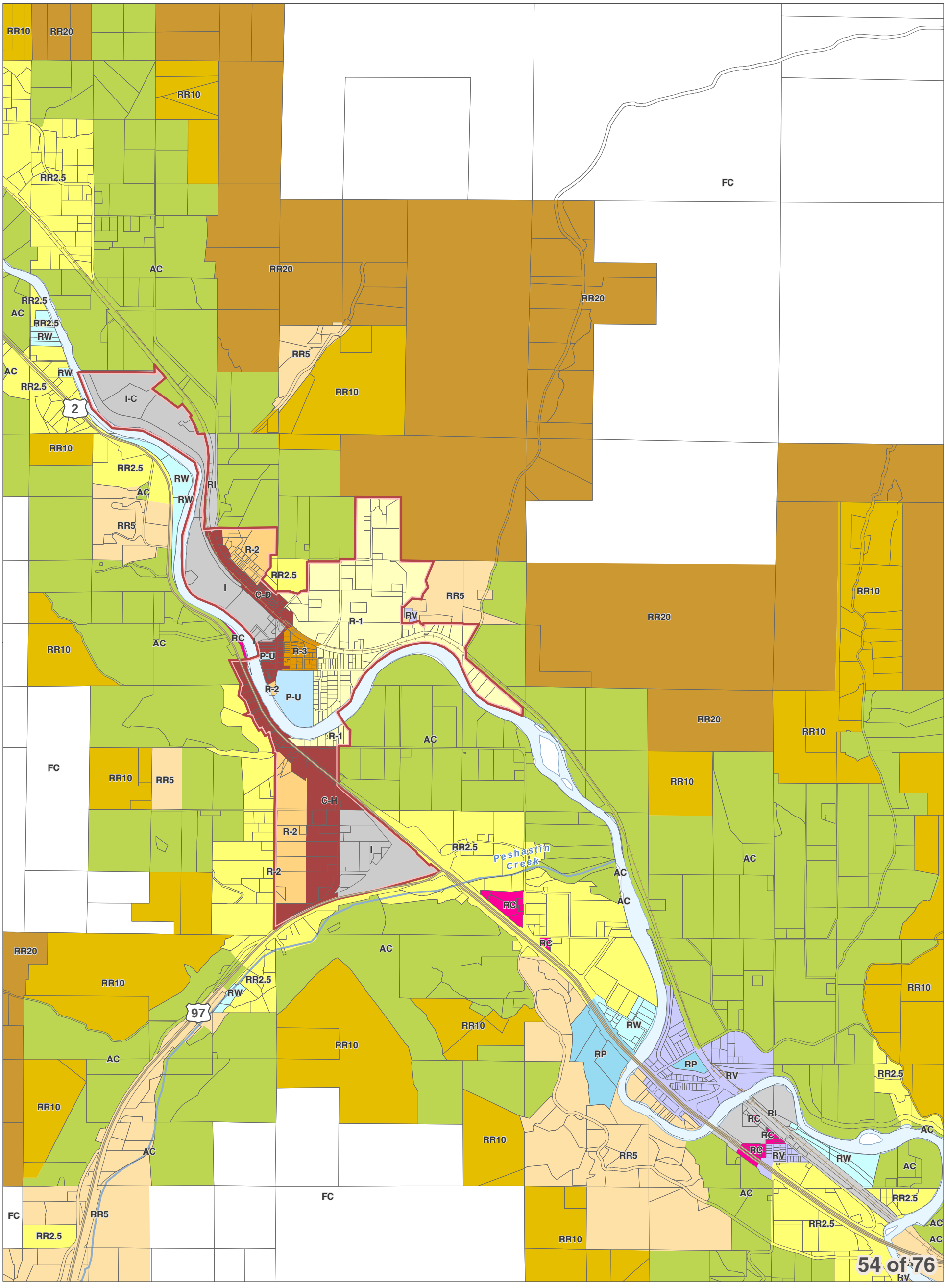

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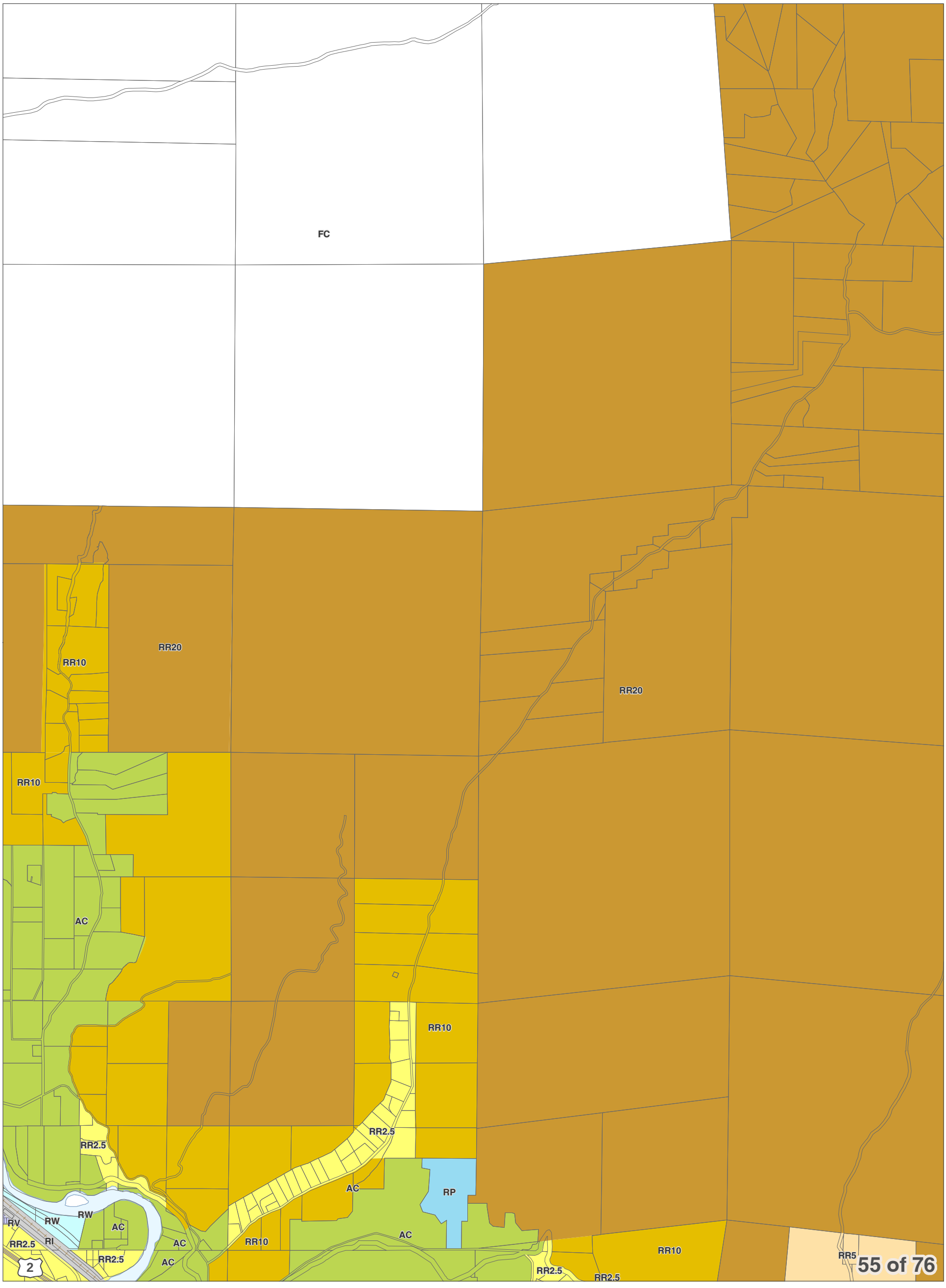

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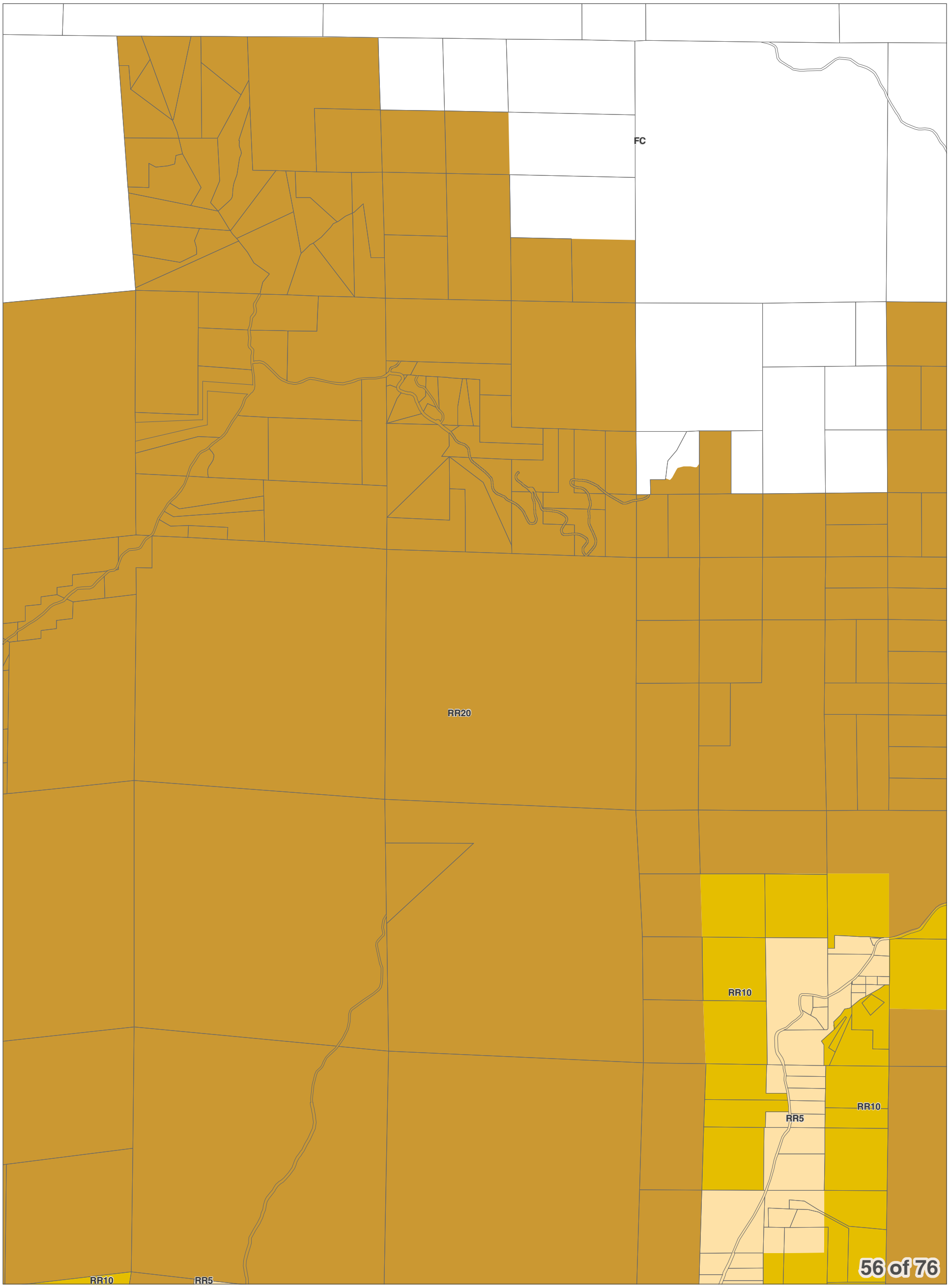

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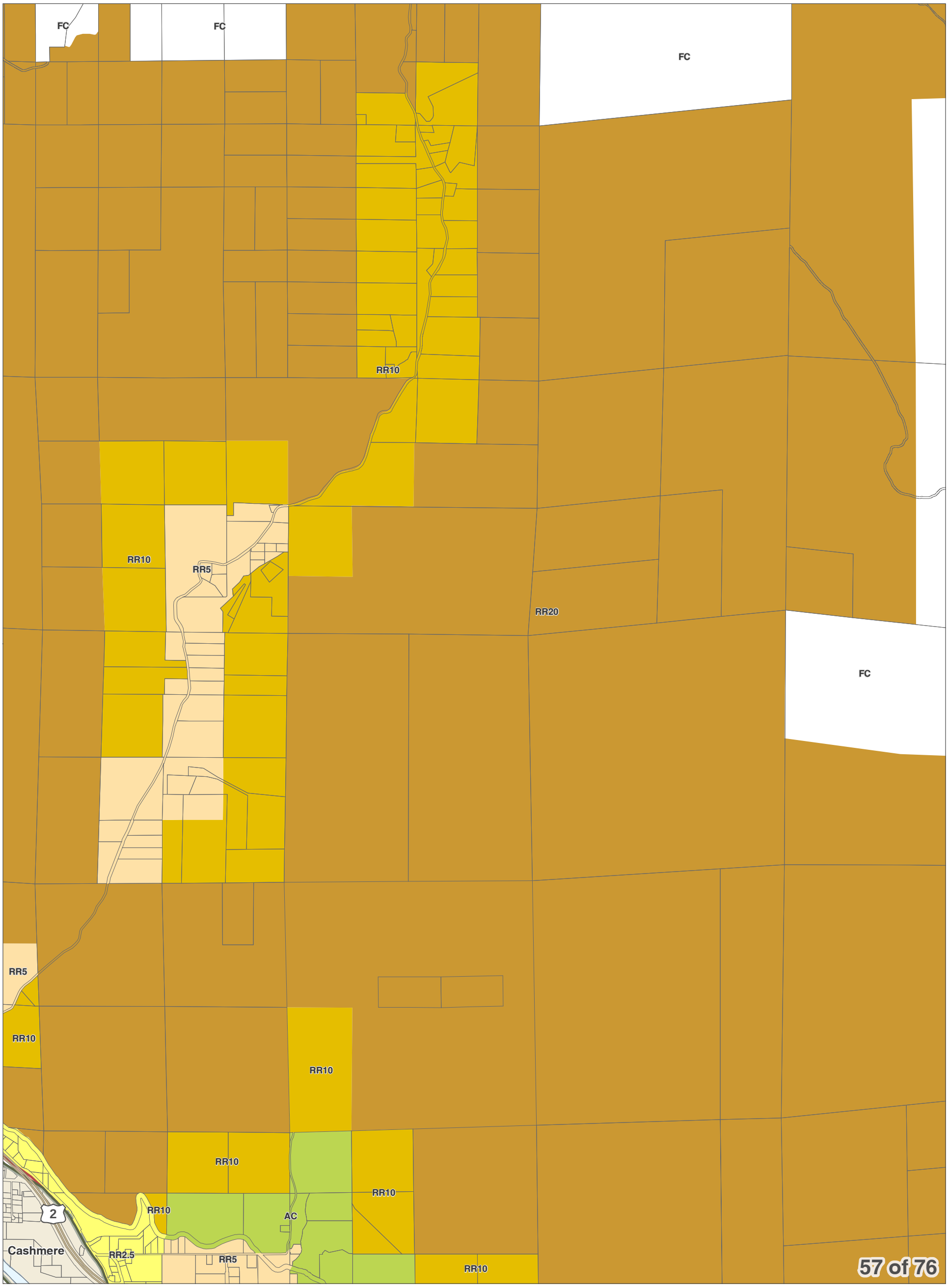

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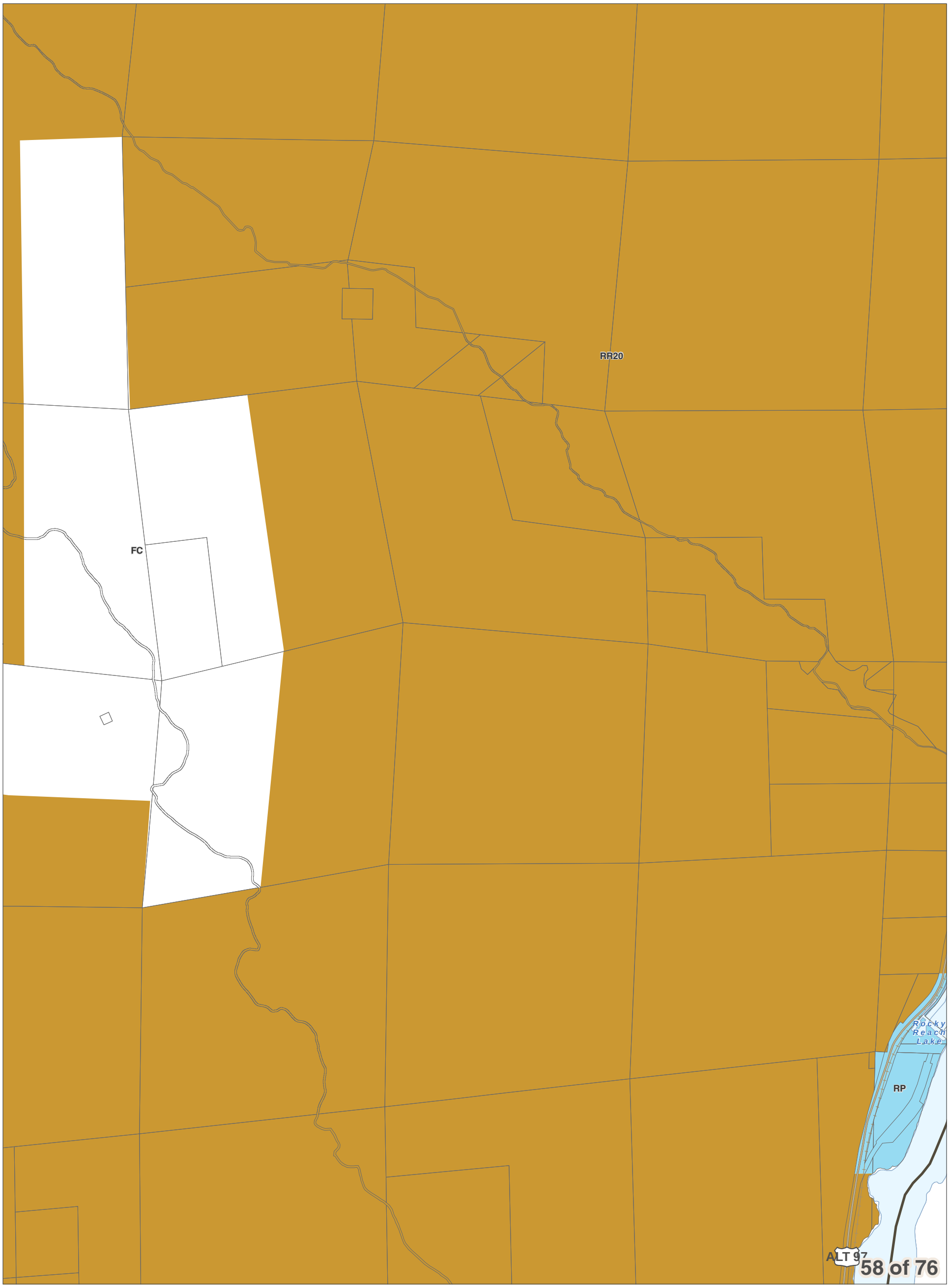

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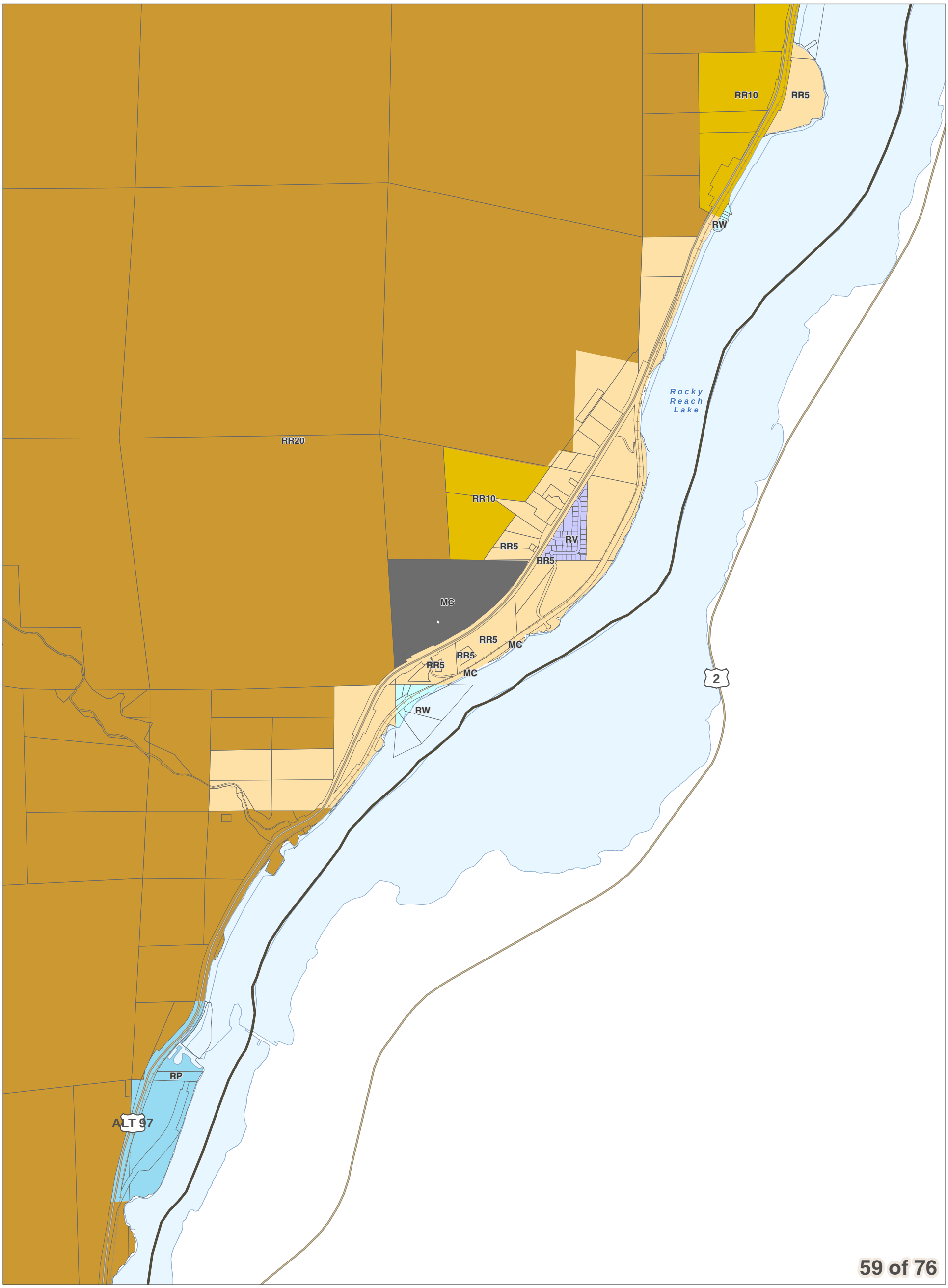

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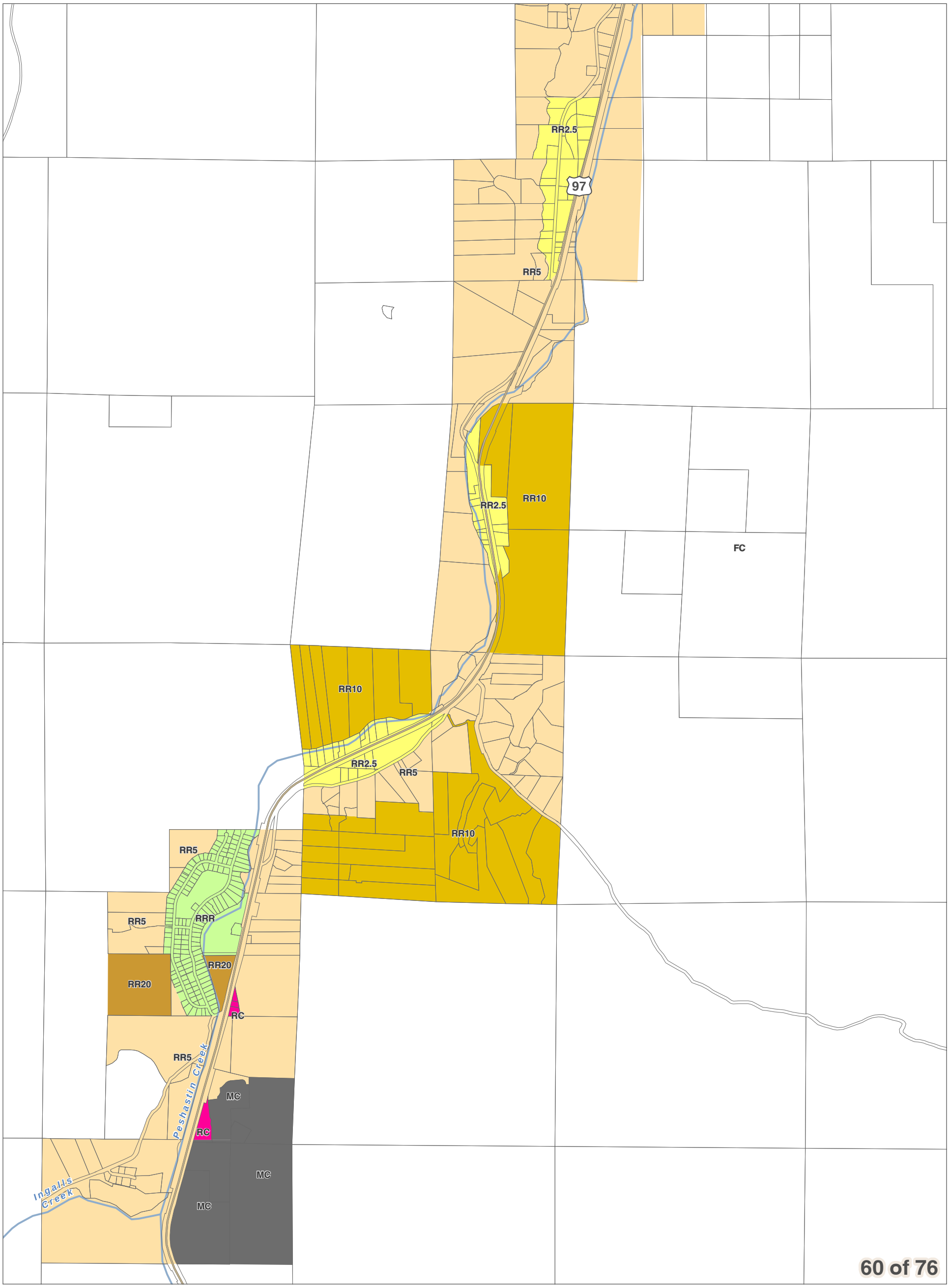

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Area of Interest in Red

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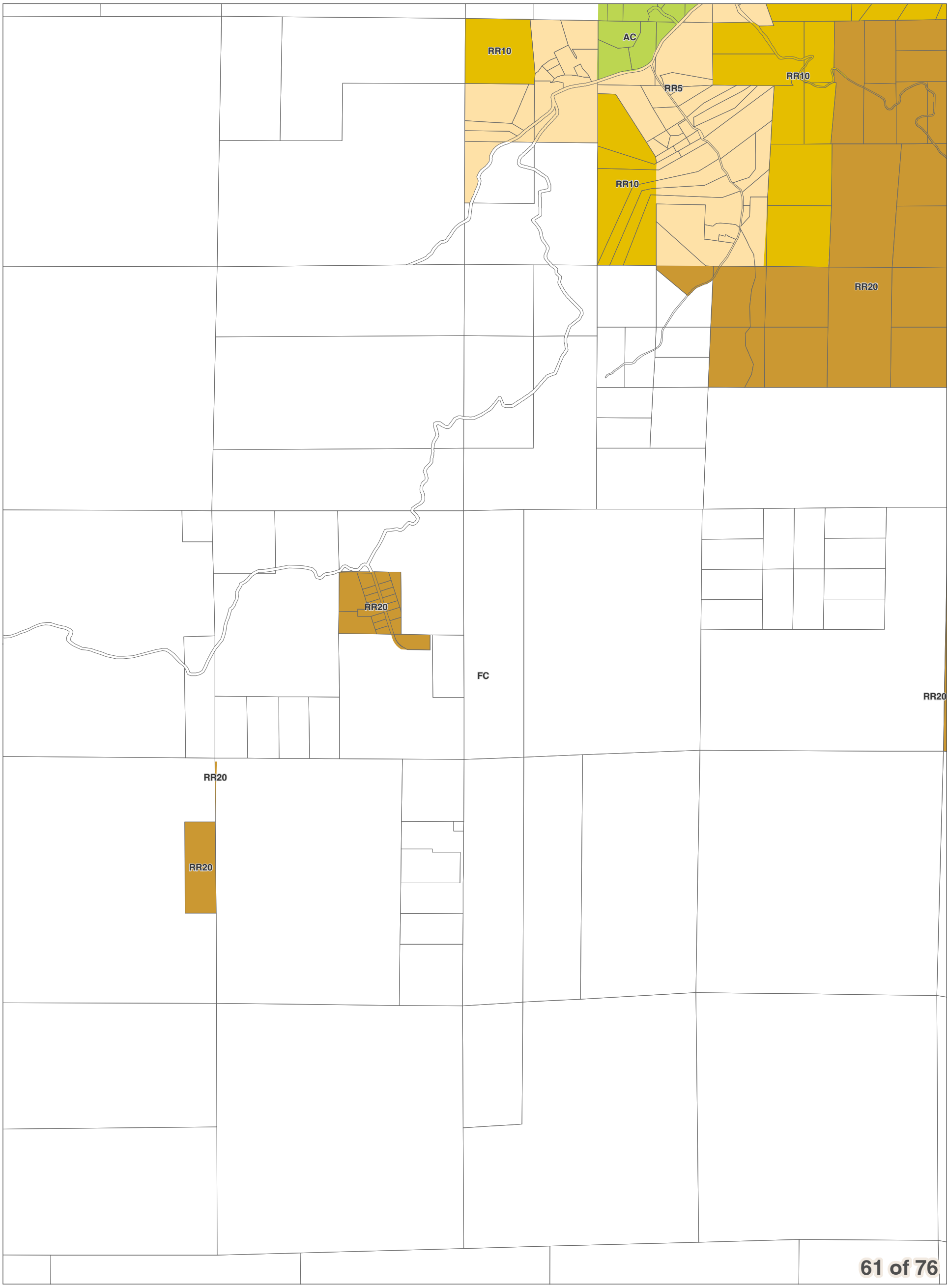

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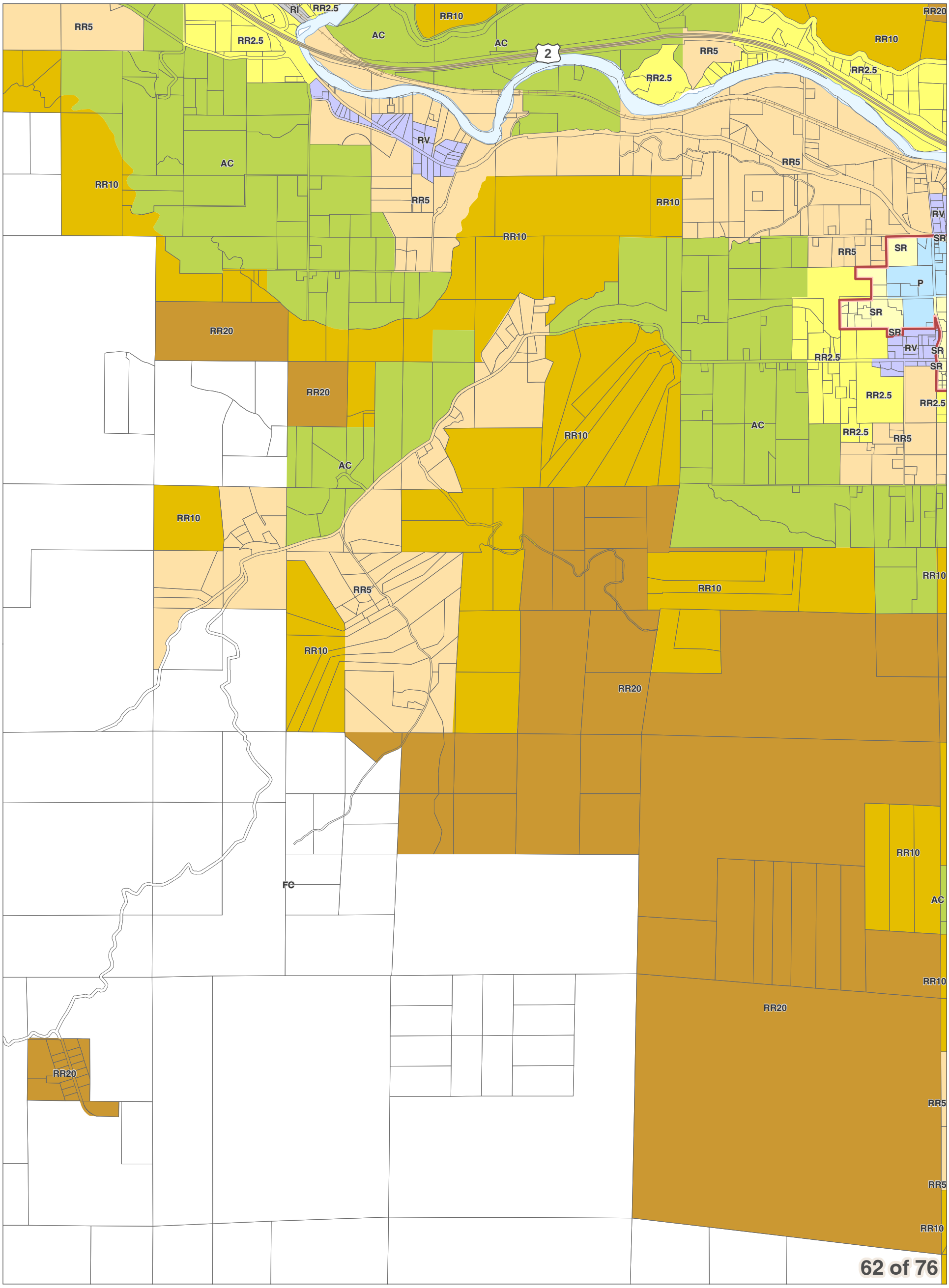

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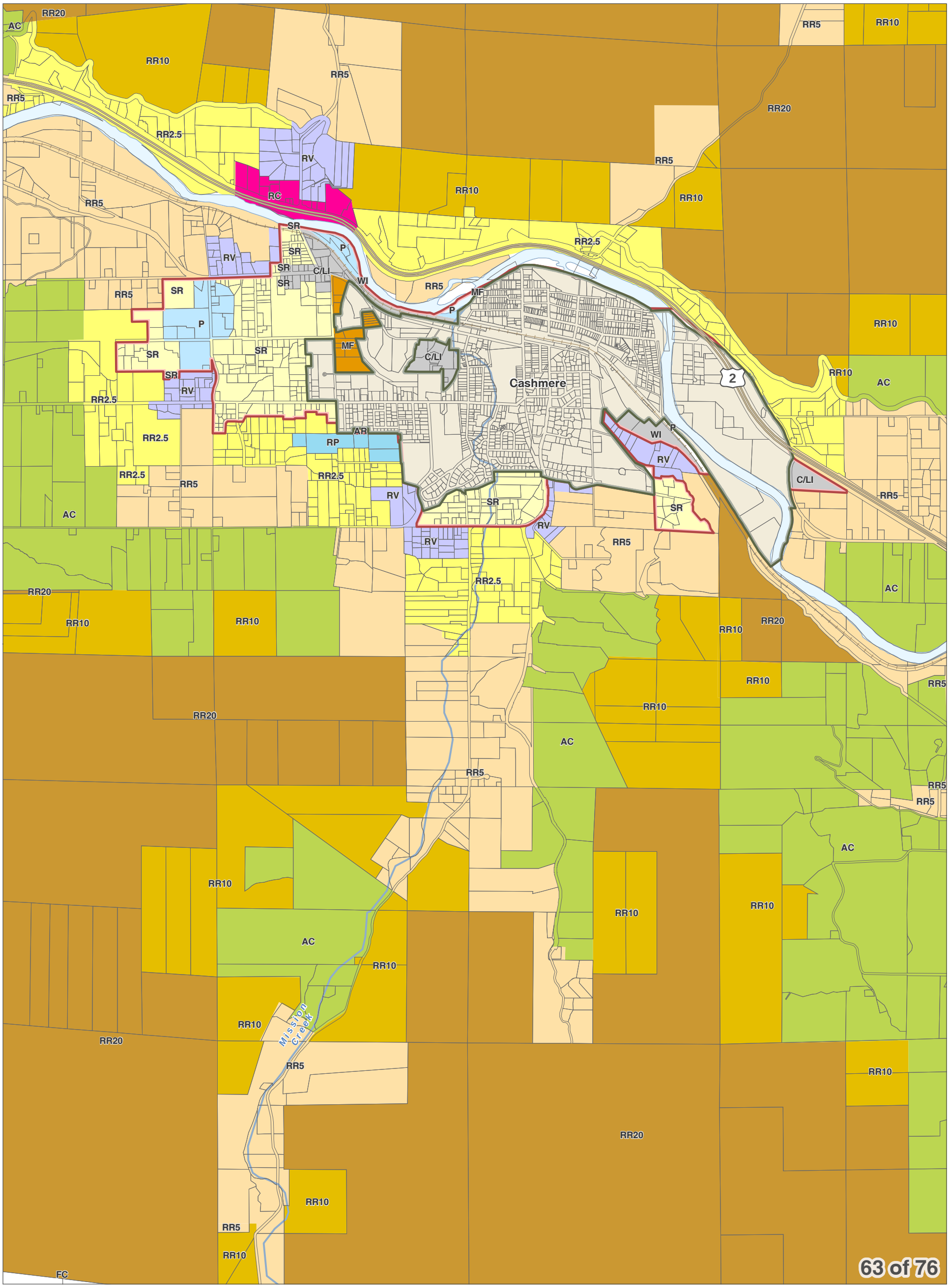

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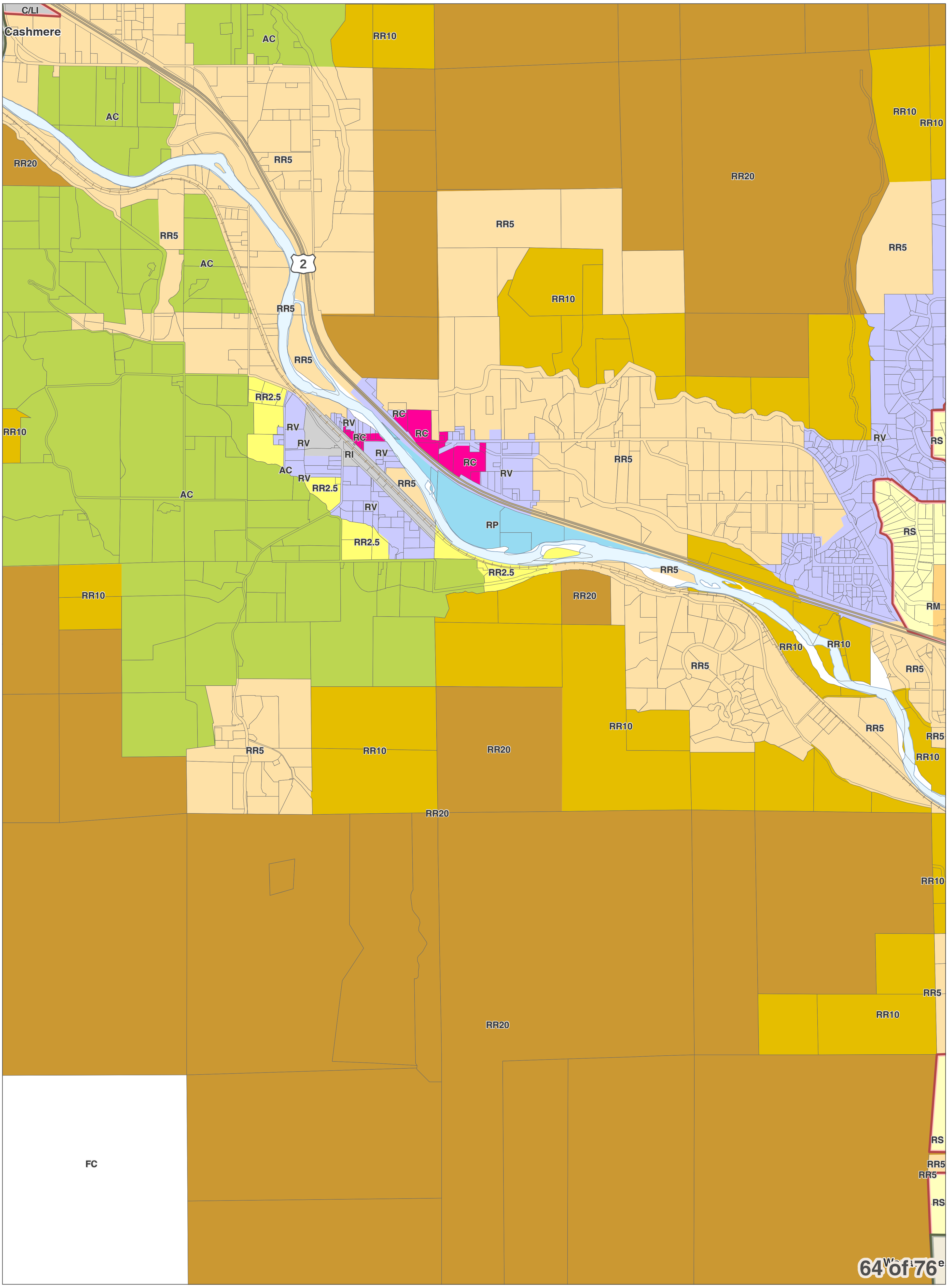

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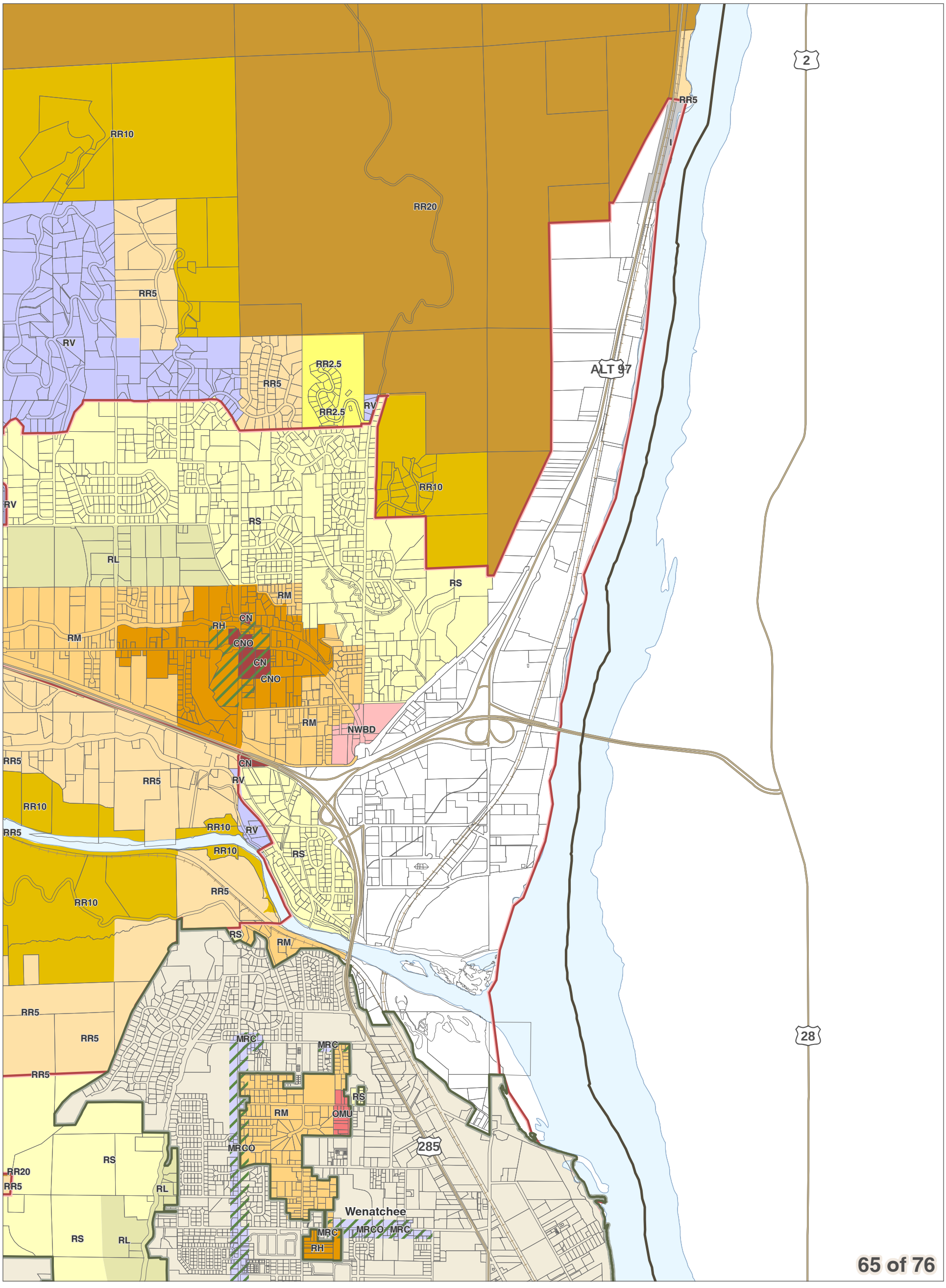

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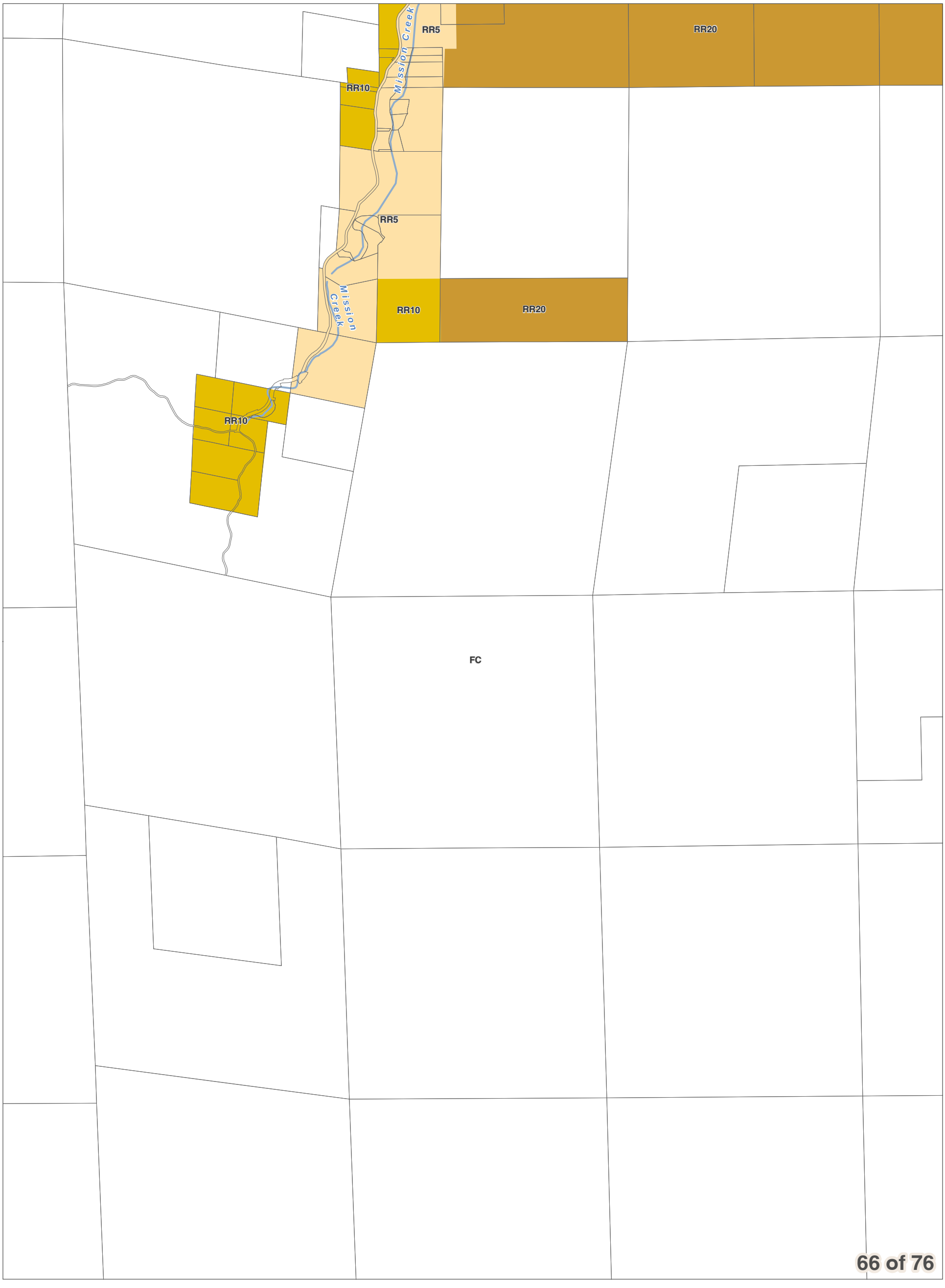

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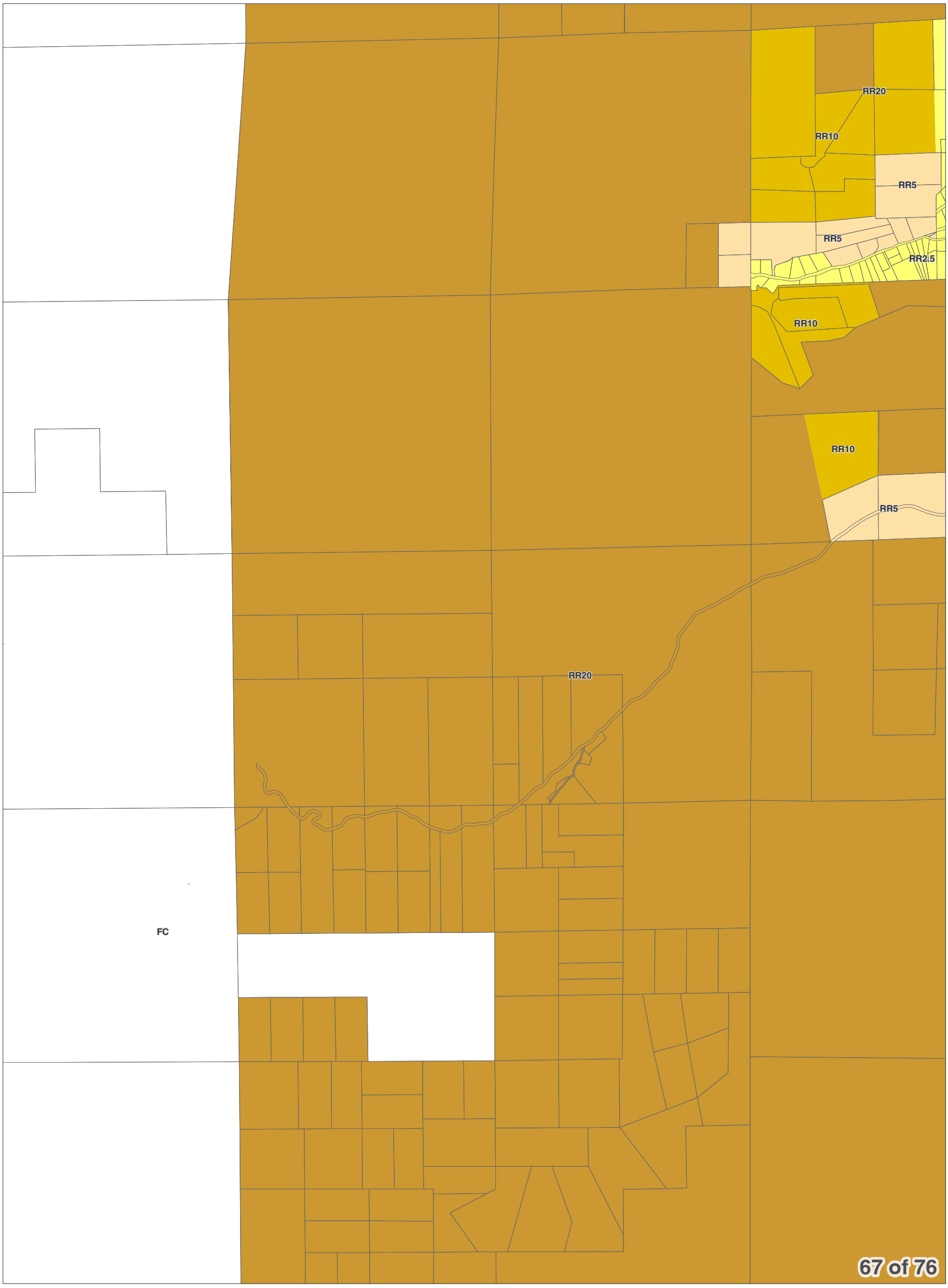

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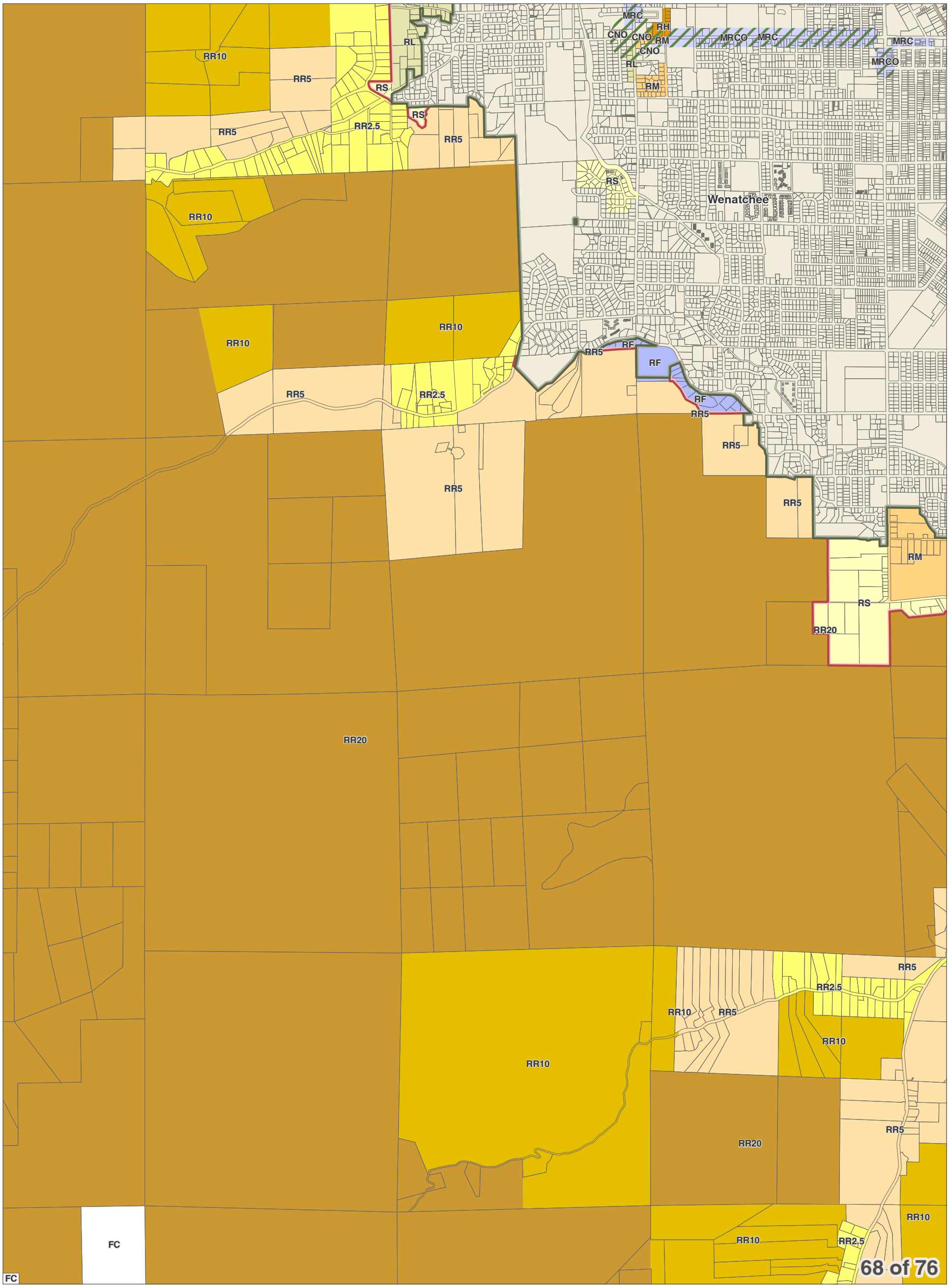

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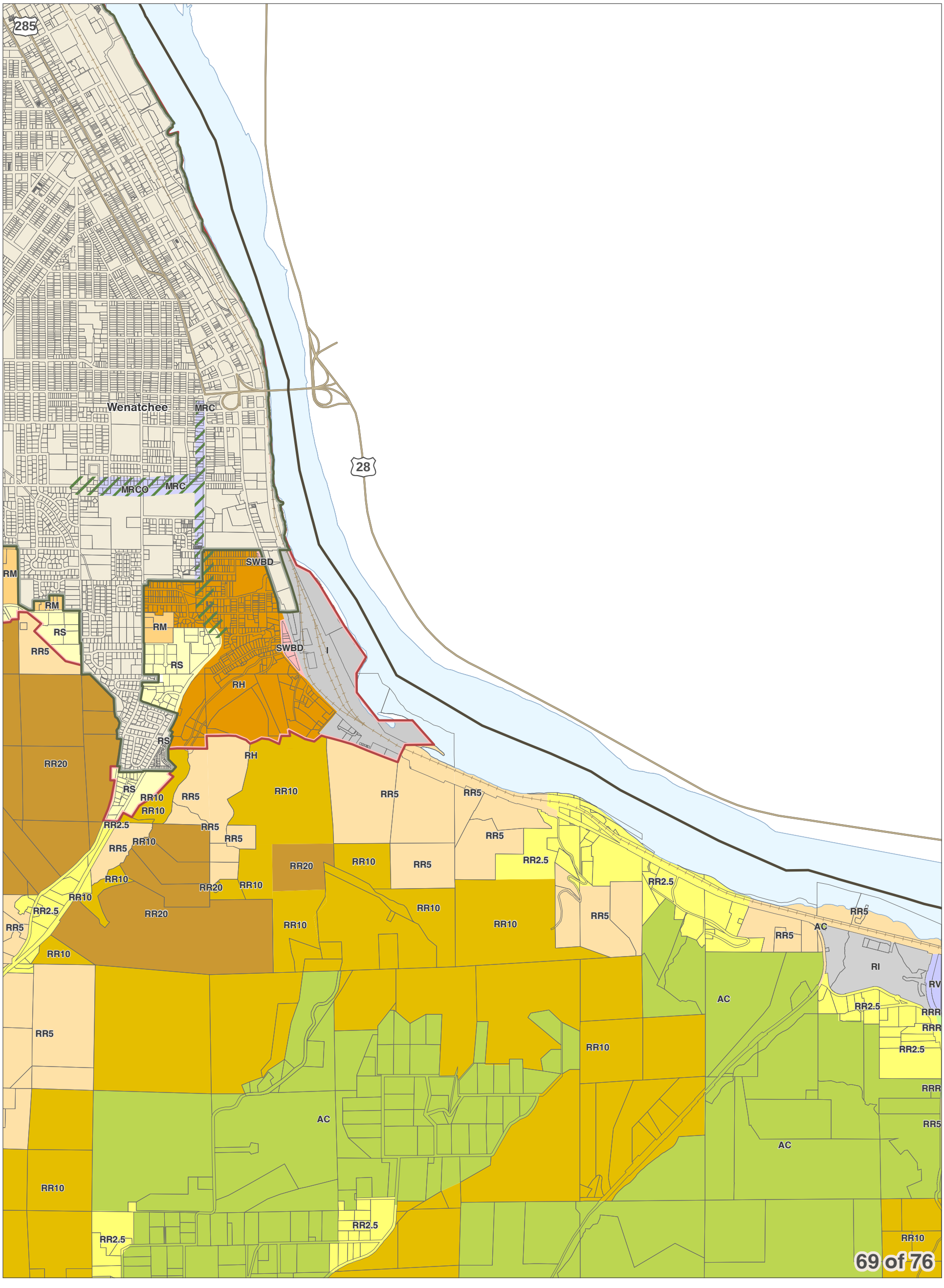

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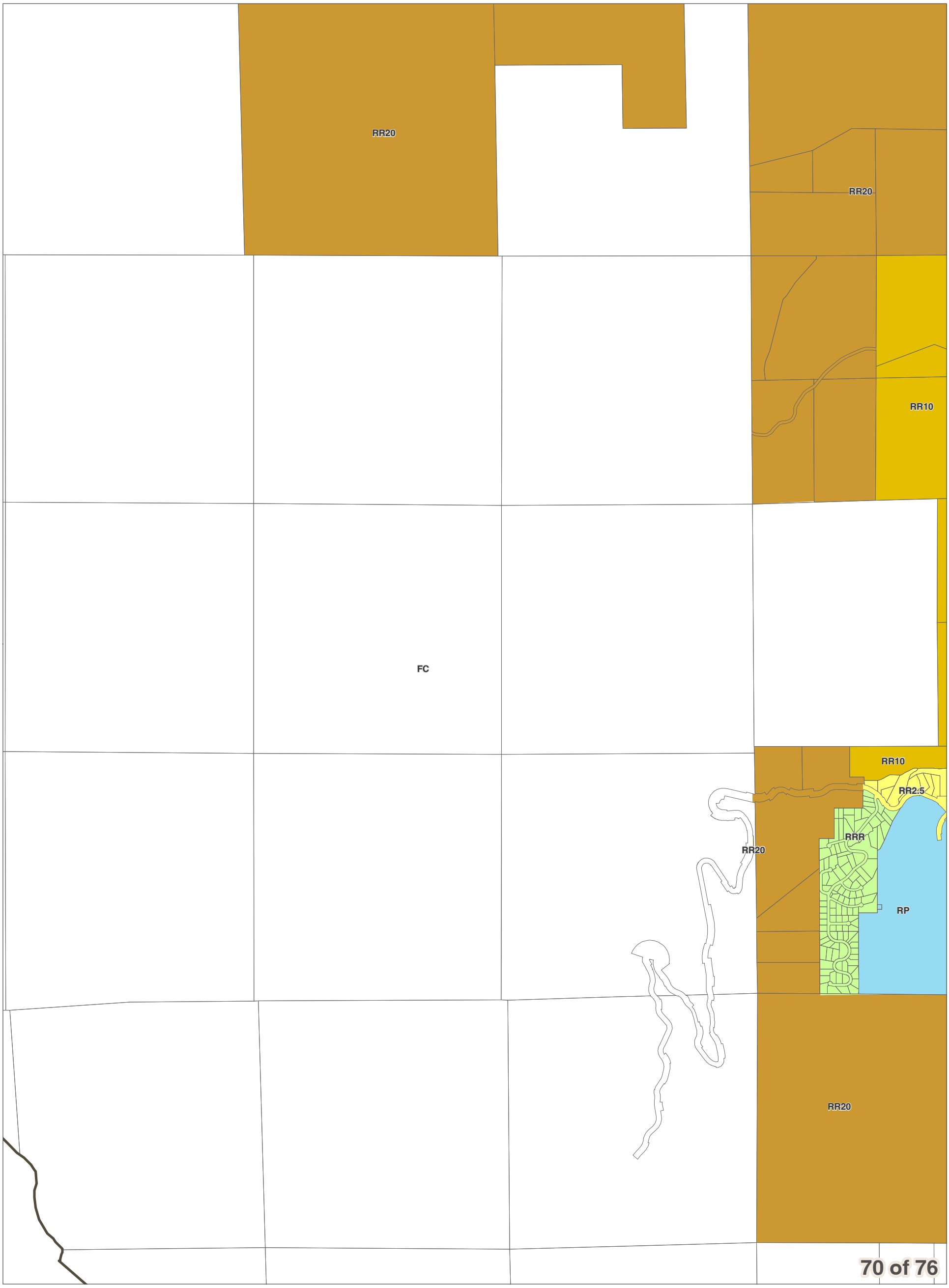

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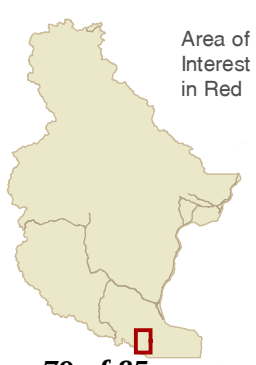

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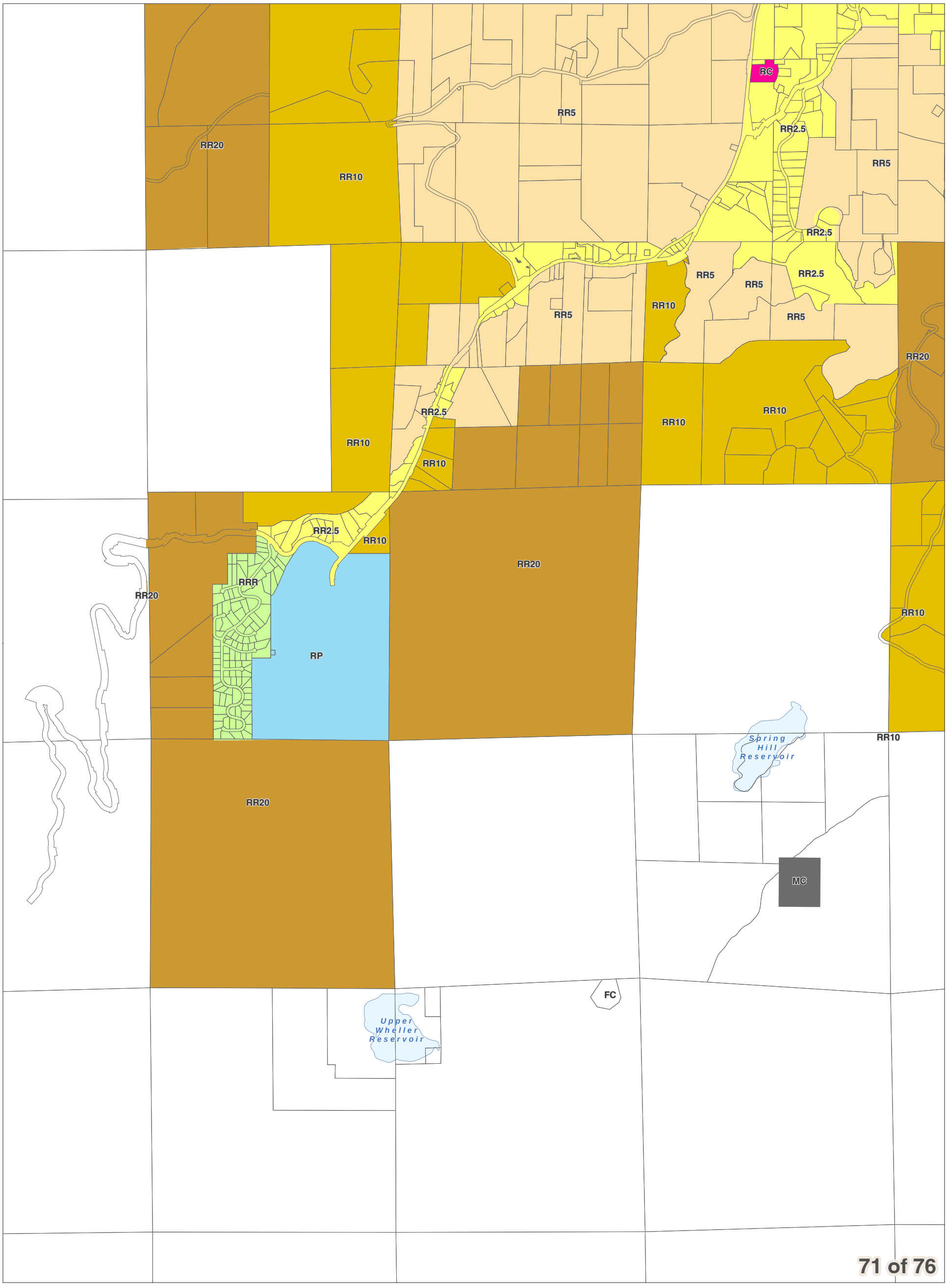

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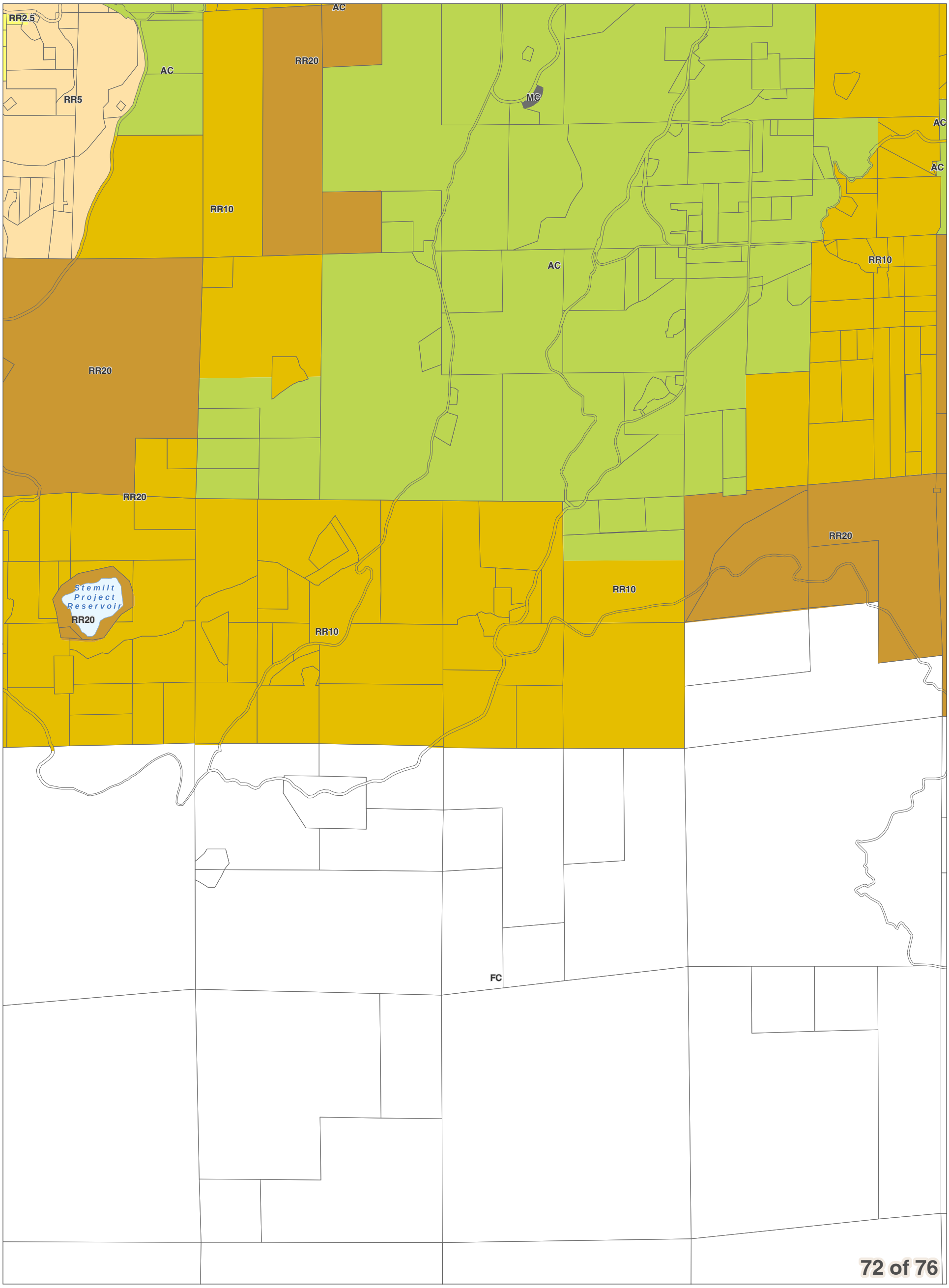

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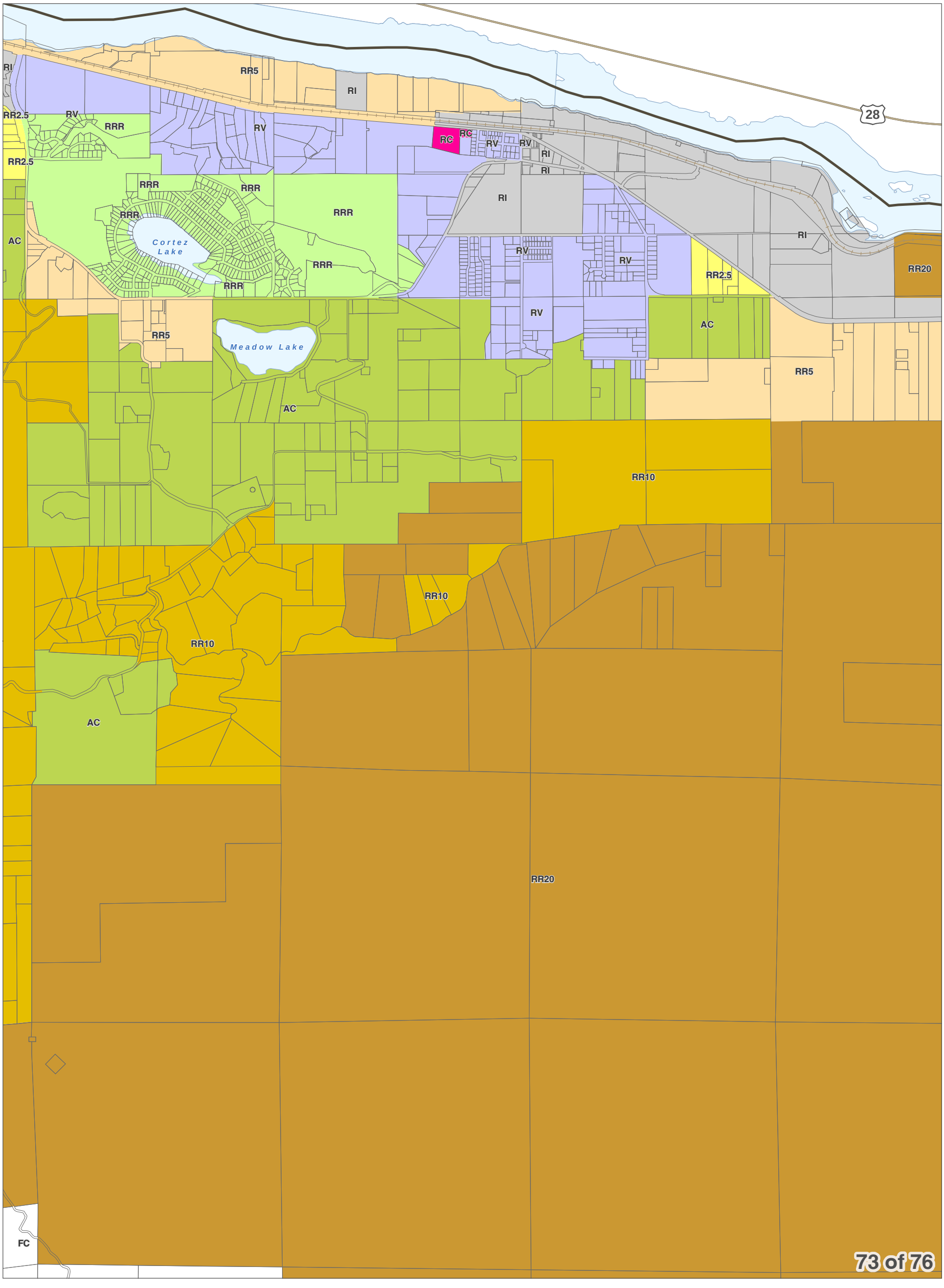

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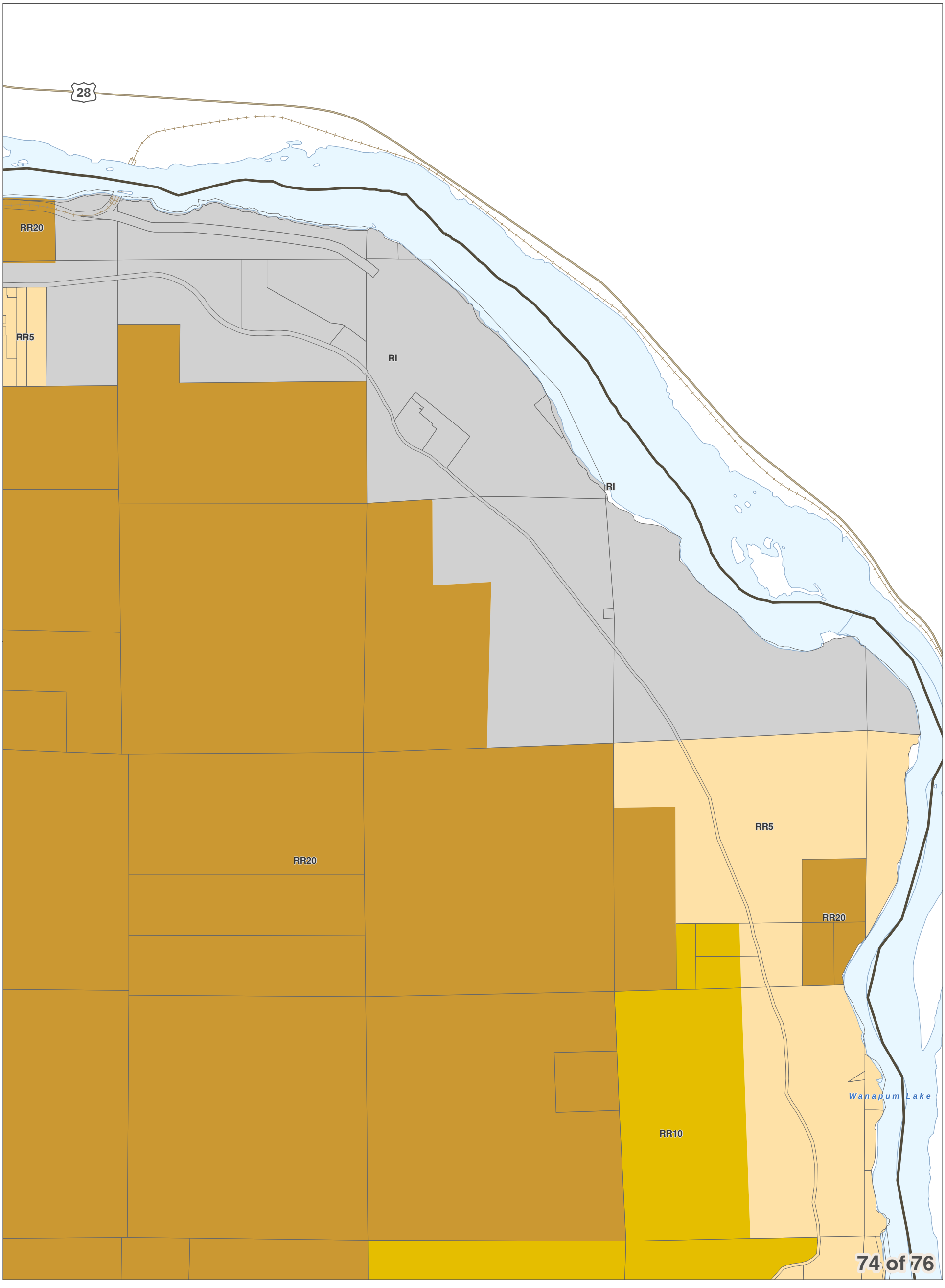

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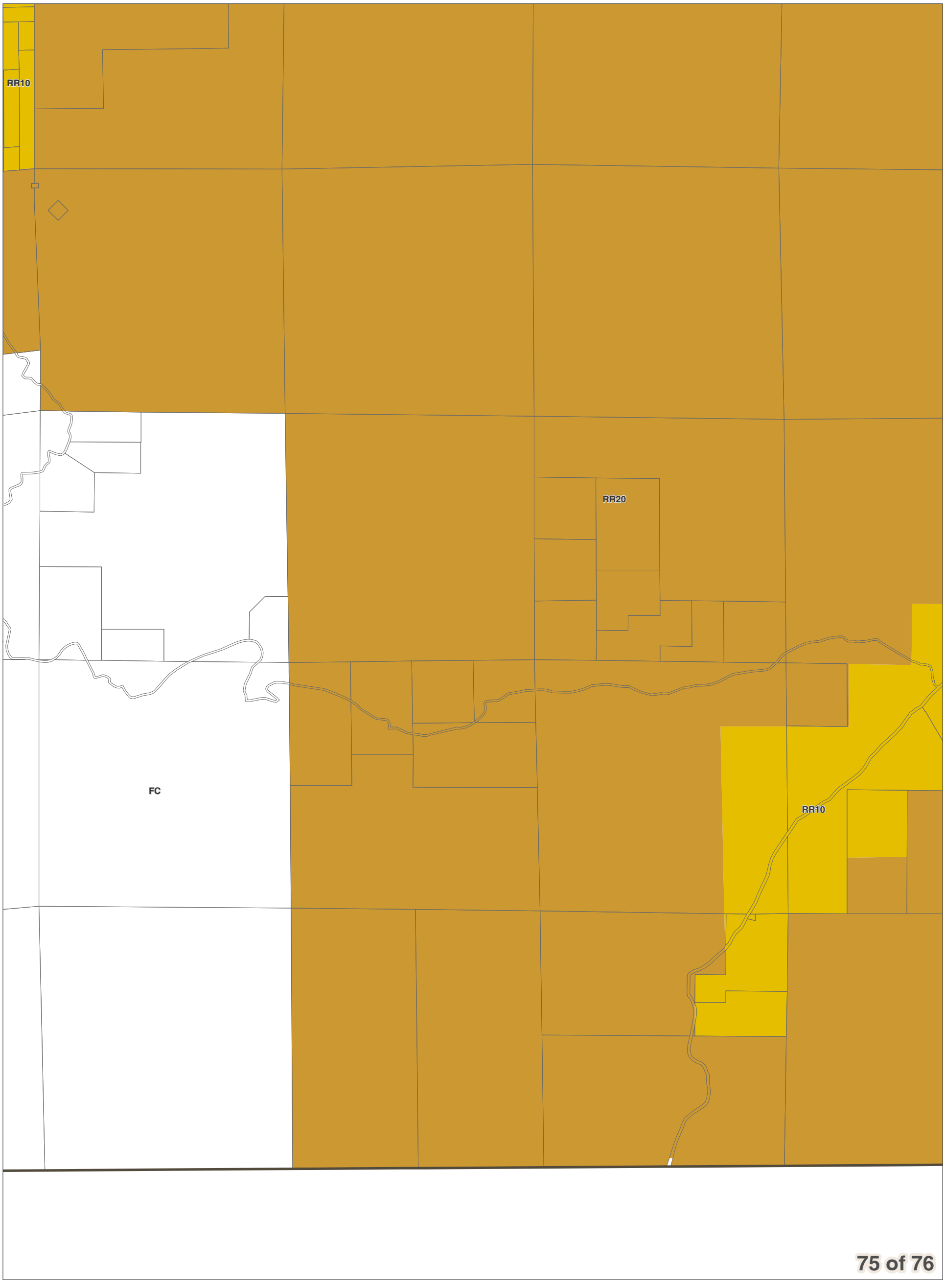

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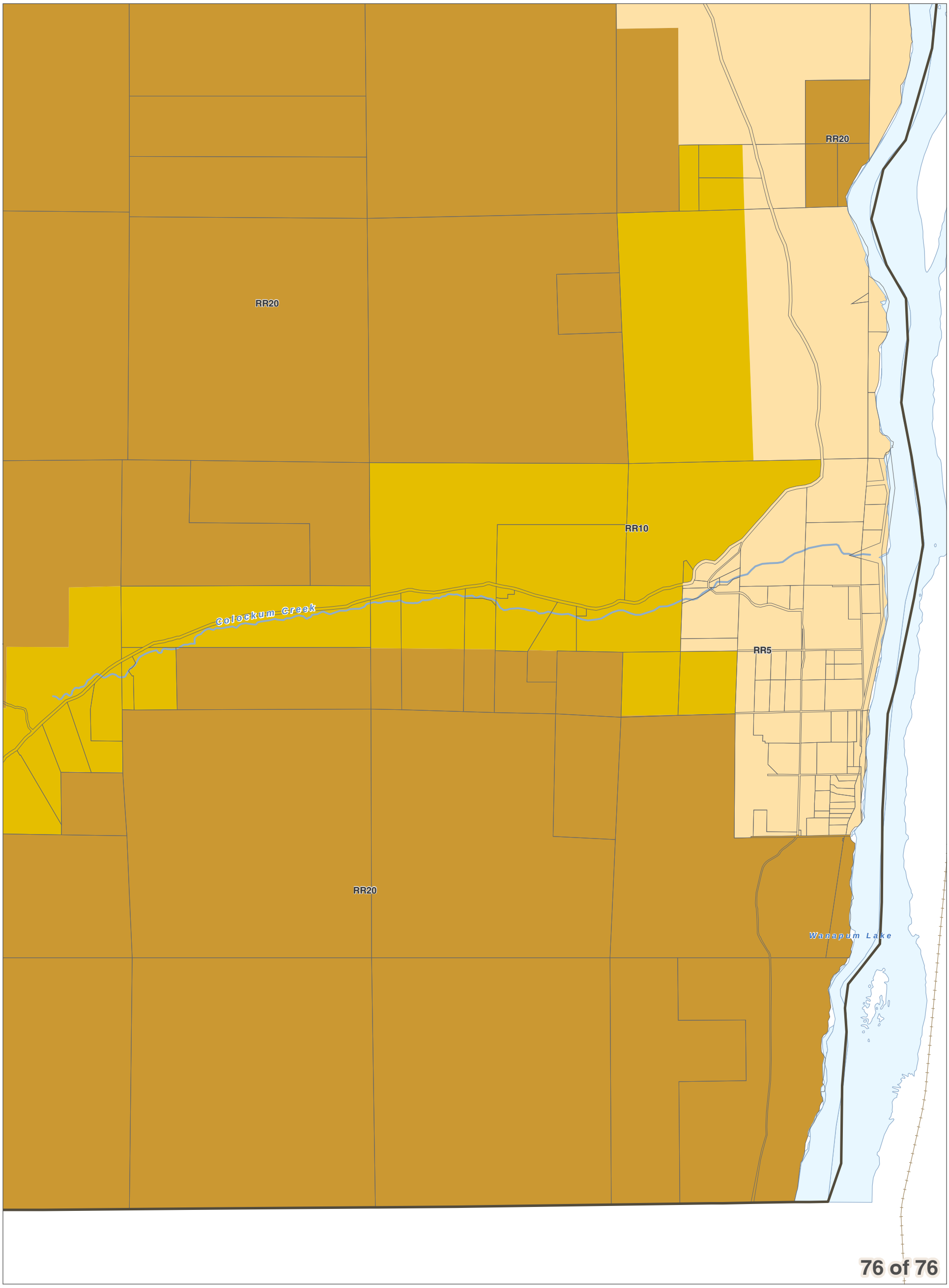

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